WARRANTY DEED

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120011280 DEEDWARR
Recvd: 02/15/12 10:01 2 pgs
Fees:13.00 Taxes:666.00
20120215-0013233

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12-22-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-22-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Piggee	AmeriFirst Fin Corp	9D7220
(NAME)	(NAME)	
7404 George E. Horn Road	616 West Centre Ave	128-10-03
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Portage MI 49024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GUARDIANSHIP AND TRUST CORPORATION AS CONSERVATOR OF THE PERSON AND ESTATE OF BENNY LEE SANTIAGO, UNMARRIED AND DOROTHY M. SANTIAGO AKA DOROTHY ELAINE MURRAY**, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS PIGGEE AND JESSICA PIGGEE,** HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, being a part of Lot No. "A" on the John Reynolds and Thomas Mooney's Plan of Record in Book 57, page 107, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Northwesterly right-of-way of Inter-state Highway 40 at the northeast corner of the property conveyed to Robert C. Greer and wife, by deed from William Burns and Wife, of record in Book 3570, Page 304, said Register's Office; thence with said Greer's northern boundary line north 60° 30' west 705 feet; thence north 2° 30' east 168 feet; then south 60° 30' east 760 feet to the northwesterly right-of-way of said Highway; then with same southwestwardly 150 feet to the beginning containing 2.5 acres, more or less.

Being the same property conveyed to Benny Lee Santiago and wife, Dorothy M. Santiago by a Deed from Jane E. Harig and Nancy C. Marshall, Co-Trustees recorded March 17, 1989 in Deed Book 7796, Page 374, in the Register's Office of Davidson County, Tennessee. Further, Guardianship and Trust Corporation was appointed as conservator of the estate of Benny Lee Santiago in Docket No. 10P-855 of the Seventh Circuit Court for Davidson County, Tennessee and filed of record in Instrument No. 20101215-0099823, in said Register's Office.

Benny Lee Santiago and Dorothy M. Santiago have since divorced and she has resumed the use of her maiden name and is now known as Dorothy Elaine Murray.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 57, page 107, said Register's Office; and (c) restrictive covenants of record in Book 3617, page 595, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7404 George E. Horn Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of February, 2012.

Guardianship and Trust Corporation, Conservator of the Person and Estate of Benny Lee Santiago

By: Paula Reed, Authorized Staff Member of Guardianship and Trust Corporation

Dorothy Elaine Murray

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Benny Lee Santiago and~~ Dorothy M. Santiago aka Dorothy Elaine Murray , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Paula Reed, with whom I am personally acquainted and who, upon oath, acknowledged herself to be an authorized Staff Member of Guardianship and Trust Corporation, the within named bargainor, a corporation and the appointed Conservator of the Estate of Benny Lee Santiago, and that she as such authorized Staff Member of Guardianship and Trust Corporation, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as an authorized Staff Member.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013