BILL GARRETT, Davidson County
Trans:T20120018223 DEEDWARR
Recvd: 03/13/12 08:54 2 pgs
Fees:13.00 Taxes:458.80
20120313-0021495

This instrument prepared by:
and return to:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of March, 2012, by and between BMG Properties and Holdings, LLC, a Tennessee LLC, party of the first part, and Duane Riggins, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 24 on the Plan of the Estates in Hickory Woods, of record in Instrument 20010412-0036163, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to BMG Properties & Holdings, LLC, by virtue of that certain Quit Claim Deed dated October 11, 2008, at Instrument No. 20081020-0105140 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BMG Properties & Holdings, LLC by
Walter L Jung, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Walter L Jung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself o be Member of **BMG Properties & Holdings, LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Member.

Witness my hand and seal, at office, this 9th day of **March, 2012**.

NOTARY PUBLIC

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Duane Riggins

5180 Singing Hills Drive
Antioch, TN 37013

Tax Parcel No 176010A02400CO

Property Address: 5180 Singing Hills Drive
Antioch, TN 37013

MAIL TAX BILLS TO: Renasant Bank

2001 Park Palce North, Ste 650
Birmingham, AL 35203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

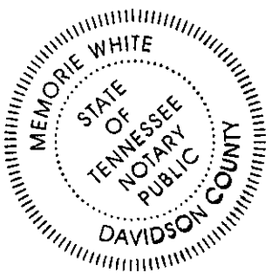
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $124,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Duane Riggins
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of March, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13



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