WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

TAHIRA J. PYSKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Wiggins	Evelyn Wiggins	163-11-B-082.00 CO
(NAME)	(NAME)	
307 Ash Forge Drive	307 Ash Forge Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I, Patricia P. White, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evelyn Wiggins, 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 Davidson County, Tennessee, being Lot No. 82, on the Plan of Bell Forge Village, Section 4, of record in Plat Book 6250, page 201, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pat Richards, by deed of record in Instrument Number 20030212-0019098 Register's Office for Davidson County, Tennessee. The said Pat Richards and Patricia P. White are one and the same person.

Subject to all matters as shown on Plan of Bell Forge Village of record in Plat Book 6250, page 201, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20061229-0160925, Register's Office for Davidson County, Tennessee. Easements of record in Book 7026, Page 922, Book 7224, Page 195, Book 7224, Page 246, Register's Office for Davidson County, Tennessee. This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6040, page 538; Book 6350, page 858; Book 6306, page 644; Book 6651, page 207; Book 7224, page 209; Book 5925, page 825; Book 6306, page 644; and Book 6040, page 576, Register's Office for Davidson County, Tennessee. Charter Bell Forge Village HOA of record in Book 6887, page 495 and Book 7491, page 883, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 307 Ash Forge Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20120050861 DEEDWARR
Recvd: 07/11/12 09:46 2 pgs
Fees:13.00 Taxes:288.60
20120711-0060737

Witness my hand this 9th day of July, 2012.

Patricia P. White by Terry DeSelms, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9th day of July 2012 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Patricia P. White, and acknowledged that he executed the same as the free act and deed of the said Patricia P. White, through Power of Attorney granted July 2, 2012 by the said Patricia. White.

Witness my hand and official seal at Franklin, Tennessee this 9th day of July, 2012.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public