(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
~~$149,500.00~~
$149,000

Affiant

Subscribed and sworn to before me, this 28th day of September, 2012.

Notary Public

My commission expires: 9-23-12

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
J. Harold Jackson	**New Owner**	**MAP\PARCEL 142-09-0-C-938.00CO**
938 General George Patton Road		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Harry Donald Wiggins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. Harold Jackson, married

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 Unit No. 938 together with Carport designated No. 938C in River Plantation, Section Five, Phase One, Lot two, a Condominium, A Horizontal Property Regime, located on General George Patton Plantation, Section Five, Phase One, Lot Two, Condominium Apartments recorded in Book 5200, Page 257, Register's Office for Davidson County, Tennessee and described in a Master Deed in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to with reference is hereby made.

Being the same property conveyed to Harry Donald Wiggins and wife, Sharon L. Overstreet by Warranty Deed from George K. McCabe, of record in Instrument No. 20051026-0129133, Dated October 24, 2005, Register's Office for Davidson County, Tennessee. Sharon L. Overstreet conveyed her interest in said property, by Quitclaim Deed, to Harry D. Wiggins, dated October 12, 2009, of record in Instrument No. 20091222-0116296, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 257, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5410, Page 248, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 5410, Page 260, Register's Office for DAVIDSON County, Tennessee.
TVA Easement of record in Book 2277, Page 619, Book 2274, Page 547, Book 3028, Page 605 Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements
Subject to lien for special assessment contained in DCCR's / Master Deed
Subject to HOA dues - if any

BILL GARRETT, Davidson County
Trans:T20120075361 DEEDWARR
Recvd: 10/04/12 10:30 2 pgs
Fees:13.00 Taxes:551.30

20121004-0090929

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 938 General George Patton Road, Nashville, TN 37221.

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 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 my/our hand(s) this 28th day of September, 2012.

Harry Donald Wiggins

Harry Donald Wiggins

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~WILLIAMSON~~ WARREN

Personally appeared before me, a Notary Public of said County and State, Harry Donald Wiggins , the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/~~she/they~~ executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2012.

Daniel O. Berger

Notary Public

My Commission Expires:_____

DANIEL O. BERGER
Notary Public - State of Ohio
My Commission has no Expiration date
Section 147.03 R.C.

File #: 120880RX
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027