BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120079258 DEEDWARR
Recvd: 10/18/12 10:53 2 pgs
Fees:13.00 Taxes:934.25
20121018-0095629

JANICE H. COLLINS — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **September, 2012**

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Thedinga and Debora A. Thedinga	Wells Fargo Home	104020H00400CO
(NAME) 128 Acklen Park	(NAME) P.O. Box 11758	
(ADDRESS) Nashville Tn, TN 37203	(ADDRESS) Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Cory Riggs and Erin Riggs, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher J. Thedinga and Debora A. Thedinga, 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 Davidson County, Tennessee, being Unit No. 4 on the Plan of West Park Place of record in Plat Book 6900, page 202, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of West Park Place, a horizontal property regime established by the Master Deed of record in Book 7120, page 792, as amended in Book 7276, page 824, said Register's Office.

Being the same property conveyed to Cory R. Riggs by Warranty Deed from Jason Cordova, dated February 22, 2007 of record in Instrument No. 20070227-0024111, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 128 Acklen Park, Nashville Tn, TN 37203

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, has 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 **14th** day of **September, 2012**

Cory Riggs

Erin Riggs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Cory Riggs and Erin Riggs**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **September, 2012**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY