WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120085144 DEEDWARR
Recvd: 11/07/12 10:23 2 pgs
Fees:13.00 Taxes:536.50
20121107-0102773

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy J. Rigsby	Same as New Owner	14215004700
(NAME) 205 Powell Place	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Melanie Edwards, Trustee**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Billy J. Rigsby**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 6, on the plan of Harpeth Valley Park, Sub., Section 1, of record in Instrument 20080522005263O, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Geraldine N. Spain, Trustee of the Spain Family Revocable Trust pursuant to Trust Agreement dated November 19, 2004 by Deed from Geraldine N. Spain, a widow, dated 11/19/2004 and filed for record on 11/19/2004 in Instrument 200411190139048, Register's Office for Davidson County, Tennessee.

The said Geraldine N. Spain died testate on 12/26/2011 devising subject property to Scott Spain and Melanie Edwards, Trustees of the Spain Family Trust pursuant to Trust Agreement dated November 19, 2004 as evidenced by the Last Will and Testament of Geraldine N. Spain filed in Docket No 12P36, in the Probate Court Clerk's Office for Davidson County.

All matters as set forth per Instrument 200805220052630, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 617 Harpeth Parkway E, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-10693
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 2 day of Nov, 2012

Melanie Edwards
Trustee of the Spain Family Revocable Trust

Melanie Edwards
Trustee of the Spain Family Revocable Trust

Stat of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Edwards with whom I am personally acquainted and who proved herself to be the Trustee of The Spain Family Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of November, 2012.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122