WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092144 DEEDWARR
Recvd: 12/03/12 15:13 2 pgs
Fees:13.00 Taxes:392.20

20121203-0111000

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 2/10/15

(AFFIX SEAL)

KRISTI TOLLOWEE NOTARY PUBLIC TENNESSEE WILSON COUNTY

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
Andrea Roulier	United Whoelsale Mortgage	15001019700
(NAME)	(NAME)	
464 Owendale Drive	555 S. Adams Road, Ste. 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, MI 48009	
(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, **Trudy Fitzgerald Biggs aka Trudy (Wayman) F. Biggs, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrea Roulier, a single woman**, 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 Lot No. 215 on the Plan of Cherry Hills, Section 2, of record in Plat Book 3700, Page 143, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Trudy Fitzgerald Biggs being one and the same as Trudy (Wayman) F. Biggs by Deed from David E. Biggs one and the same as David Eugene Biggs, dated 11/22/2010 and filed for record on 11/22/2010 in Instrument 201011220093148, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3700, Page 143, said Register's Office.

Restrictions of record in Book 4178, Page 786, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

The said Trudy Fitzgerald Biggs is one in the same as Trudy (Wayman) F. Biggs.

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 464 Owendale 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 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 20th day of November, 2012.

Trudy Fitzgerald Biggs

State of Tennessee
County of Wilson

Personally appeared before me Trudy Fitzgerald Biggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2012.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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