Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120099065 DEEDWARR
Recvd: 12/27/12 14:05 3 pgs
Fees:18.00 Taxes:1017.50
20121227-0119507

ADDRESS NEW OWNER:
Patricia Rose
6704 Christiansted Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
U. S. Bank National Association
3180 Rider Trail
Earth City, MO 63045

MAP	**172-10**
GROUP	**B**
PARCEL	**38.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wanda Kay Myers Rigsby, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Patricia Rose, married**, hereinafter called the GRANTEE, her 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. 38 on the Plan of Christiansted Valley Subdivision, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Kay Myers by deed dated October 23, 2001 from Windsor Homes, Inc. of record in Instrument no. 20011102-0119696, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **6704 Christiansted Lane, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and,

GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **19th** day of **December, 2012.**

Wanda Kay Myers Rigsby

Wanda Kay Myers Rigsby

William P. Rigsby by Wanda Kay Myers Rigsby atty in fact

William P. Rigsby, by Wanda Kay Myers Rigsby, as attorney-in-fact

William P. Rigsby, spouse of Wanda Kay Myers, Rigsby, hereby joins in this conveyance transferring all his right title, and interest, in said property, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wanda Kay Myers Rigsby**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledges that she is the Attorney in Fact for **William P. Rigsby** and as Attorney in fact, she executed the within Warranty Deed by signing the name of **William P. Rigsby** as his free act and deed for the purposes therin contained.

WITNESS my hand and official seal this 19th day of December, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day
of December, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016