WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: JUNE 14, 2015

(AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RE
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-12318

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dekoven Riggins	Peoples Home Equity	07104022300
(NAME)	(NAME)	
2410 Oakwood Avenue	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130002299 DEEDWARR
Recvd: 01/09/13 10:39 2 pgs
Fees:13.00 Taxes:397.75
20130109-0002816

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, **Donald Prosser and Viola Prosser, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dekoven Riggins and Keitra Riggins, Husband and Wife**, 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. 6 on the Plan of Sherpardwood Subdivision, Section 1, as of record in Book 4175, Page 82 and 83, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Prosser and Viola Prosser by Deed from Wilson & Associates, PLLC, Successor Trustee, dated 08/10/2012 and filed for record on 08/15/2012 in Instrument 201208150072902, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4175, Page 82, Plat Book 4175, Page 83, said Register's Office.

Restrictions of record in Book 4361, Page 11, said Register's Office.

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

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 2410 Oakwood Avenue, Nashville, TN 37217
(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 our hands this 28th day of December, 2012.

Donald Prosser by Marc Prosser, Attorney-in-Fact

Viola Prosser by Marc Prosser, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 28TH day of December, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marc Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Donald Prosser and Viola Prosser, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20130109-0002815, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

01288 - 12318