WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036399 DEEDWARR
Recvd: 05/02/13 10:29 2 pgs
Fees:13.00 Taxes:880.23
20130502-0044152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,900.00

Affiant

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Biggs	Primary Residential Mtg.	Map 141-05-O-A
(NAME)	(NAME)	
721 Wolfeboro Lane	4750 W. Wiley Post Way #200	Parcel 096.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JB E. CRAIG AND WIFE, KATY B. CRAIG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER T. BIGGS AND STACI K. BIGGS, 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 Lot No. 96 on the Plan of Avondale Park, Phase 1, Section 2 of record in Plat at Instrument No. 20081218-0121117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JB E. Craig and Katy B. Craig by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record at Instrument No. 20090522-0047213, Register's Office for Davidson County, Tennessee, dated May 21, 2009.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20081218-0121117, said Register's Office; (c) restrictive covenants of record in Instrument No. 20081203-0117452, amended by Instrument Nos. 20081218-0121117, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254,, said Register's Office; (d) Access Easement Agreement in Instrument 200412070145662, Register's Office for Davidson County, Tennessee; (e) Transmission Line Easement in Instrument 200601100003857, Register's Office for Davidson County, Tennessee; (f) Deed to USA in Record Book 4118, page 694 and Book 4228, page 635, Register's Office for Davidson County, Tennessee; (g) Order to TVA in Book 4273, page 280, Register's Office for Davidson County, Tennessee; (h) Easement to Harpeth Valley Utilities District in Instrument 200402040013639, 200402040013640, 200808180084836 and Instrument 200402040013641, Register's Office for Davidson County, Tennessee; (i) Storm Water Detention Agreement in Instrument 200605120055867, Register's Office for Davidson County, Tennessee; (j) Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument 200710020117293, Register's Office for Davidson County, Tennessee.; (k) Easement for right of way of electric power line to Tennessee Electric Power Co. in Book 787, page 7, Register's Office for Davidson County, Tennessee; (l) Easement and right of way for electric power transmission line and poles with rights of ingress and egress and other rights and privileges granted to United States in Book 4193, page 903, Register's Office for Davidson County, Tennessee; (m) Easement for water line granted Rodgers Properties in Book 5738, page 832, Register's Office for Davidson County, Tennessee; (n) Easement for sewer line granted Harpeth Valley Utilities in Book 7601, page 400, Register's Office for Davidson County, Tennessee; (o) Easement for water main in Book 1237, page 674, Register's Office for Davidson County, Tennessee; (p) Title to any portion of said land lying in the bed or banks of the Harpeth River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past or future change in the location of said river; (q) Subject to easement in Book 5738, page 819, and Partial Abandonment thereof in Instrument 200808260087638, Register's Office for Davidson County, Tennessee; (r) Landscape Easement of record in Instrument Number 20090414-0033629, in the Register's Office for Davidson County, Tennessee; (s) Subject to rights of others in and to the common areas and/or elements.

unimproved ☐

This is improved ☒ property, known as 721 Wolfeboro Lane, Nashville, Tennessee 37221

(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 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, 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 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 26th day of April, 2013.

JB E. Craig

Katy B. Craig

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JB E. Craig and Katy B. Craig, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of April, 2013.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

Notary Public