Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130042780 DEEDWARR
Recvd: 05/22/13 12:18 2 pgs
Fees:13.00 Taxes:1418.95
20130522-0051717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $383,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2013.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin C. Rigsby Sarah B. Rigsby	Finworth Mortgage LLC, an Insbank Company	
2012 McGavock Pike	2106 Crestmoor Road	073-01-0-011.00
Nashville, TN 37216	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN JONES, A MARRIED MAN, AND MATT ENGESATH AKA MATT ENGESETH,* A MARRIED MAN,**** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN C. RIGSBY AND WIFE, SARAH B. RIGSBY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 95 feet of Lot No. 12, Block "G" on the Plan of Country Club Estates, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, described as follows, to-wit: Said part of Lot No. 12 fronts 95 feet on the Southerly side of McGavock Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Kazu Hishida by Warranty Deed from Joshua Bastoky of record in Instrument No. 20060405-0039153, Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded April 5, 2006; and

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-BC5 by Substitute Trustee's Deed from Recontrust Company, N.A., as Substitute Trustee, of record in Instrument No. 20120113-0003569, Register's Office for Davidson County, Tennessee, dated January 11, 2012 and recorded on January 13, 2012; and

Being the same property conveyed to Jonathan Jones and Matt Engeseth by Corporate Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-BC5, of record at Instrument No. 20120810-0071483,

Register's Office for Davidson County, Tennessee, dated May 2, 2012 and recorded on August 10, 2012.

* Grantor Matt Engesath's name was incorrectly spelled as *Matt Engeseth* on prior deed.

** *Neither Grantor(s) nor Grantor(s) spouse(s) ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2012 McGavock Pike, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2013.

Jonathan Jones

Matt Engesath AKA Matt Engeseth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones and Matt Engesath AKA Matt Engeseth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. SEPT. 9, 2014
DAVIDSON COUNTY