BILL GARRETT, Davidson County
Trans:T20130047751 DEEDWARR
Recvd: 06/07/13 12:01 2 pgs
Fees:13.00 Taxes:888.00
20130607-0058150

PAIGE B. MAVERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$240,000.00** (Two Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 6th day of June, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-22-2014
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeremy Nygren and Tiffany Wagoner- Nygren 5973 Higdon Road Joelton, TN 37080	Ascend Federal Credit Union 1611 N. Jackson St. Tullahoma, TN 37388	028-00-0-115.00

WARRANTY DEED

FOR AND IN 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, I/WE, **ROBERT L. RIDDLE AND WIFE FAYE M. RIDDLE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEREMY NYGREN AND TIFFANY WAGONER- NYGREN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 14th Civil District of Davidson County, Tennessee, and described as Tract 3 according to a survey by G. Barry Greer and Associates dated January 12, 1972 revised February 3, 1972, not of record as follows:

Beginning at a point being the intersection of the centerline of Ridge Road and Higdon Road respectively running thence South 38 deg, 51' W 534.1 feet along the centerline of Higdon Road to a point; thence North 52deg 45' W 534.1 feet to a stake; thence North 37deg 30' E. 330.0 feet to a point on the said centerline of Ridge Road; thence along said centerline of Ridge Road the following courses and distances S 43deg 45' E. 92.8 feet; S. 39deg 43' E 248.1 feet; thence 50deg 04' East 206.5 feet to the point of beginning, containing 3.5 acres more or less.

Being the same property conveyed to Robert Lee Riddle and wife, Faye M. Riddle by Deed from Audrey D. Newman and wife, Mary S. Newman of record in Book 4849, Page 508, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5973 HIGDON ROAD** **JOELTON,TN37080**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2013

WITNESS, this 6th day of June, 2013

Robert L. Riddle

Faye M. Riddle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of June, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert L. Riddle and Faye M. Riddle** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of June, 2013.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: