WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058096 DEEDWARR
Recvd: 07/09/13 08:45 2 pgs
Fees:13.00 Taxes:814.00
20130709-0070580

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 1-24-17
(AFFIX SEAL)

EMILY RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Eldin	WELLS FARGO.	126-16-0A-459.00-CO
(NAME)	(NAME)	
7118 Riverfront Drive	2701 WELLS FARGO WAY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	MINNEAPOLIS, MN 55468	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Tina M. Smith**, now known as Tina M. Wiggs hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wendy Eldin, a married person**, 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. 432 on the Final Plat of Riverwalk, Phase 3B, as shown by plat appearing of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tina M. Smith, an unmarried woman by Warranty Deed from Corinthian Homes, Inc. dated July 21, 2006 of record in Instrument No. 20060721-0088274, Register's Office of Davidson County, Tennessee.

Upon oath, Tina M. Wiggs warrants, covenants and certifies that she is one and the same person as Tina M. Smith and Tina M. Smith Wiggs and Tina Marie Wigg.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 7118 Riverfront Drive, Nashville, TN 37221

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, has 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 25 day of **July, 2013**

Tina M. Wiggs

Tina M. Wiggs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Tina M. Wiggs**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of **July, 2013**

Notary Public

My commission expires:

