Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130074577 DEEDWARR
Recvd: 08/28/13 14:15 2 pgs
Fees:13.00 Taxes:899.10
20130828-0090921

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52827
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul Riggan Shannon Riggan 316 Harpeth View Circle Nashville, TN 37221	Pinnacle Bank 150 3rd Ave, South, #900 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 156-01-B-24.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$243,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Richard A. Lewis, Sr., unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Paul Riggan and wife, Shannon Riggan hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Harpeth View Subdivision, of record in Book 6050, Page 450, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Lett by deed from Ira C. Lewis and Richard A. Lewis, Sr., wife and husband, dated November 22, 2000, recorded November 30, 2000 in Instrument No. 20001130-0117581, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Richard A. Lewis, Sr. by Quitclaim Deed from Jacqueline Lett, dated July 20, 2005, recorded August 1, 2005 in Instrument No. 20050801-0089657, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6050, Page 450, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7112, page 341, Book 7242, page 537, Book 10940, page 605 and Book 10940, Page 619, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 316 Harpeth View Circle, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of August, 2013.

Richard A. Lewis, Sr.

State of TENNESSEE
County of DAVIDSON

On this 26th day of August, 2013 , before me the undersigned authority, personally appeared Richard A. Lewis, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE A. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $243,000.00

Affiant

Sworn and subscribed before me this the 26 day of August, 2013

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014