#19929 44149

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0828

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

June Wiggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of September, 2013

Lori Holloway
Notary Public
Commission Expires: 6-21-15

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 09/04/13 10:26 3 pgs
Fees:18.00 Taxes:488.40
20130904-0092993

Address of New Owner	Send Tax Bills To:	Map & Parcel
June Wiggins 4415 Smokey Mountain Trail Antioch, TN 37013	OWNER	175-04-0A-016.00 CO

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,

Michael W. Terwilliger and wife, Marcia P. Terwilliger

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

June Wiggins

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 all of Unit No. 6B, Park Place Subdivision, Phase 1, a Private Element Horizontal Property Regime, located on Smokey Mountain Place, Antioch, Davidson County, Tennessee, and described in a Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010214-0014161, rerecorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191 (rerecorded in Instrument No. 20011212-0136927), and further amended in Instrument No. 20111115-0089064, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of record which is attached as Exhibit "E" to the Amendment of the Master Deed of record in Instrument No. 20011019-0114191, corrected in Instrument No. 20011212-0136927, said Register's Office.

BEING the same property conveyed to Michael W. Terwilliger and wife, Marcia P. Terwilliger, by Warranty Deed from Landmark Homes of Tennessee, Inc., dated 7/30/04 and recorded 8/5/04 in Instrument No. 20040805-0094371, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4415 Smokey Mountain Trail, Antioch, TN 37013.

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

Dated this the 3rd day of September, 2013.

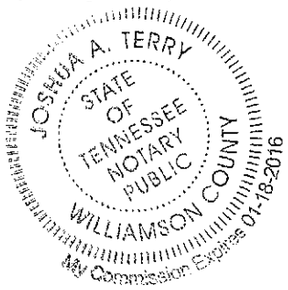
Michael W. Terwilliger

Marcia P. Terwilliger

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael W. Terwilliger and Marcia P. Terwilliger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 3rd day of September, 2013.



Notary Public
My Commission Expires: _____

(Notary Seal)

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY