Davidson County DEEDWARR
Recvd: 10/21/13 08:26 3 pgs
Fees:18.00 Taxes:428.28
20131021-0109340

WARRANTY DEED

PR13-3401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,750.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

TIMOTHY TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DeMarcus L. Wiggins	Fifth Third Mortgage Company	
3401 New Towne Road	(NAME) 5001 Kingsley Drive MD:1MOCBQ	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cincinnati, OH 45227	150-11-028.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY H. ALEXANDER AND WIFE, POLLY A. ALEXANDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEMARCUS L. WIGGINS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 139 on the Plan of Section Two, Towne Village of the Country, of record in Plat Book 5200, Pages 176 and 177, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy H. Alexander and wife, Polly A. Alexander by Deed from Joseph V. Palmer and wife, Erica L. Palmer of record in Instrument No. 200008080078779, Register's Office for Davidson County, Tennessee, dated August 7, 2000 and recorded on August 8, 2000.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to the Plan of record in Plat Book 5200, Pages 176 and 177; Restrictions of record in Book 5456, Page 511, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3401 New Towne Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 my/our hand(s) this 3rd day of October, 2013.

X Timothy H. Alexander
Timothy H. Alexander

X Polly A. Alexander
Polly A. Alexander

STATE OF New York
COUNTY OF Monroe

On this the 3 day of October, 2013, before me personally appeared Timothy H. Alexander and Polly A. Alexander to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3 day of October, 2013.

Notary Public

My Commission Expires: April 13 2017

(SEAL)

Michelle N Lawrence
Notary Public, State of New York
No. 01LA6203576
Qualified in Monroe County
Commission Expires April 13, 2017

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, 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 therewith 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 Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor 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: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067