WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022810 DEEDWARR
Recvd: 04/04/14 09:57 2 pgs
Fees:13.00 Taxes:921.30
20140404-0028144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Prakope	Peoples Home Equity	1
(NAME)	(NAME)	
7221 Sugarloaf Dr.	150 N. Seven Oaks	181-1A-94 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MATTHEW B. RIGSBY AND WIFE, KRISTINA B. RIGSBY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY PRAKOPE AND WIFE, KIMBERLY PTASINSKI,** 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. 46 on the Plan of Sugar Valley, Section 3, a Planned Unit Development, of record in Instrument No. 20000410-0035743, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew B. Rigsby and wife, Kristina B. Rigsby by Deed from Shawn H. Cox, unmarried of record in Instrument No. 20050922-0114097, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20000410-0035743, said Register's Office; and (c) restrictive covenants of record in Book 11069, page 14, Instrument No. 20040203-0013041, Instrument No. 20040203-0013041, Instrument No. 20000410-0035790 and Instrument No. 20050629-0074848, said Register's Office; (d) charter of record in Book 11069, page 6, said Register's Office; (e) bylaws of record in Book 11069, page 24, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7221 Sugarloaf Dr., Nashville, TN 37211

(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 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, 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 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 27 day of March, 2014.

Matthew B. Rigsby

Kristina B. Rigsby

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew B. Rigsby andn Kristina B. Rigsby, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of March, 2014.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

Notary Public