# WARRANTY DEED

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory J. Allen<br>Angela D. Allen | NEW OWNER | 15900020600 (Lot 1) |
| (NAME)<br>9510 Eldwick Drive | (NAME) | 15900020700 (Lot 2),<br>15900003100 (Lot 3),<br>15900023400 (Lot 4),<br>15900023500 (Lot 5) |
| (ADDRESS)<br>Brentwood, TN 37027 | (ADDRESS) | |
| (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, **Mark A. Wigger and Amy Wigger, as tenants in common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory J. Allen and wife, Angela D. Allen**, 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 Nos. 1 and 2, as shown on the plan of Fentress Estates, of record in Plat Book 5800, Page 15, and also Lots 3, 4 and 5 on the plan of Resubdivision of Lot 3 Fentress Estates, of record in Plat Book 8250, Page 224, Register's Office for Davidson County, Tennessee to which plans references are hereby made for more complete descriptions, together with all right, title and interest, if any, in that certain 30' private road and easement as shown on said plats together with the Easement Agreement in Instrument No. 20120716-0062433 ("Easement Agreement"), Register's Office for Davidson County, Tennessee. The 30' private road and easement and the portions of Lots 1, 2, 3, 4, and 5 which overlap with the 30' private road and easement are being conveyed by Quitclaim Deed and no representation of ownership as to any right, title or interest in the 30' private road and easement, or in the overlapping portions of said lots, is being made except as contained in the Easement Agreement.

Being the same property conveyed to Red Rock Development LLC by Warranty Deed dated 12/22/2006 from Christian Home and Bible School Inc, Trustee and Robert J. Notestine, III and Margaret Ann Kirk Charitable Remainder Unitrust and Kirk Margaret Ann Charitable Remainder Unitrust of record in Instrument 200612220158564, Register's Office for Davidson County, Tennessee, and further conveyed to Mark A. Wigger and Amy Wigger, as tenants in common by Warranty Deed dated 12/27/2010 from Reliant Bank of record in Instrument 201012290103147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records and

All matters shown on the Plan of Fentress Estates of record in Plat Book 5800, page 15 and on the Resubdivisioin of Lot 3 Fentress Estates of record in Plat Book 5800, patge 224, said Register's Office

Taxes for 2014 and following years

Easement for a thirty (30') foot roadway set forth in a deed of record in Book 1281, Page 482, said Register's Office.

Deed of Easement of record in Instrument 20030103000111, said Register's Office.

Quitclaim Deed of Easement of record in Instrument 200404120040604, said Register's Office.

Reciprocal Driveway Acknowledgment, Use and Easement Agreement of record in Instrument 201207160062433, said Register's Office

BILL GARRETT, Davidson County
Trans:T20140029108 DEEDWARR
Recvd: 04/29/14 11:57 2 pgs
Fees:13.00 Taxes:1476.30
20140429-0035883

unimproved ☒

This is improved ☐ property, known as **Lots 1, 2, 3, 4, & 5 Frentress Est, Brentwood, TN 37027**

(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 23rd day of April, 2014.

Mark A. Wigger

Amy Wigger

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 Mark A. Wigger and Amy Wigger, 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 23rd DAY OF APRIL, 2014.

Commission expires:
7-6-15

SHANNON PHILGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public