BILL GARRETT, Davidson County
Trans:T20140052693 DEEDQC
Recvd: 07/22/14 08:43 3 pgs
Fees:17.00 Taxes:0.00
20140722-0064827

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
S. Lynette Herndon and John Paul Wiggs, Jr., Co-Trustees, Wiggs Family Living Trust Agreement
5041 Sunset Way
Hermitage, TN 37076

Send Tax Bills To:
Same

Map and Parcel No.
Map 098 06 0B
Parcel 065.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John Paul Wiggs, Sr. and *Rebecca A. Wiggs, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **S. Lynette Herndon and John Paul Wiggs, Jr., Co-Trustees, Wiggs Family Living Trust Agreement dated June 30, 2014** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Unit A of Lot 58D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **John Paul Wiggs, Sr. and Rebecca A. Wiggs, husband and wife**, by Warranty Deed from **Frank Batson Homes, Inc.**, dated December 31, 2007, of record in Instrument No. 20080102-0000172, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20051122-0141076; and Instrument 20061004-0122802, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Instrument 20051104-0133897, and see surveyor's Certificate of Correction of record in Instrument 20060608-0067981, said Register's Office; (2) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (3) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office; (4) Storm Water Easements of record in

Instrument 20050222-0019150 and Instrument 20060120-0008000, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

***Rebecca A. Wiggs** executes this Quitclaim Deed by and through her Attorney-in-Fact, **S. Lynette Herndon,** in accordance with General and Durable Power of Attorney of Rebecca A. Wiggs dated October 28, 2011, of record in Instrument No. 20140722-0064826, Register's Office for Davidson County, Tennessee.

This is improved property known as **1217 Chickadee Circle, Hermitage, TN 37076.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 30th day of June, 2014.

J. Paul Wiggs Sr.
John Paul Wiggs, Sr.

Rebecca A. Wiggs
By:

S. Lynette Herndon POA
S. Lynette Herndon, Attorney-in-Fact for Rebecca A. Wiggs by and through General and Durable Power of Attorney of Rebecca A. Wiggs dated October 28, 2011, of record in Instrument No. 20140722-0064826 **Register's Office for Davidson County, Tennessee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John Paul Wiggs, Sr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2014.

Notary Public

My Commission Expires:
Sep. 11, 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **S. Lynette Herndon, Attorney-in-Fact for Rebecca A. Wiggs by and through General and Durable Power of Attorney of Rebecca A. Wiggs dated October 28, 2011, of record in Instrument No.** 20140722-0016481 0 **, Register's Office for Davidson County, Tennessee**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2014.

Notary Public

My Commission Expires:
Sep. 11, 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

J. Paul Wiggs Sr.
Affiant

Sworn to and subscribed to before me, this the 30th day of June, 2014.

Notary Public

My Commission Expires:
Sep. 11, 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY