RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140054495 DEEDWARR
Recvd: 07/28/14 15:30 2 pgs
Fees:13.00 Taxes:1646.50
20140728-0066994

PREPARED BY

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53611
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ian Wrigley 1401 Sigler Street Nashville, TN 37203	**NEW OWNER**

TAX MAP-PARCEL NUMBERS: 093130H00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $445,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Erin Heslip Bennett and husband, Scott Bennett, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ian P. Wrigley* hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

*unmarried,

Land in Davidson County, Tennessee, being Unit No. 1, Sigler Townhomes, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restriction for Sigler Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20081113-0112201, corrected by Affidavit of Scrivener's Error in Instrument No. 20081230-0123719, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin H. Bennett and Scott W. Bennett, wife and husband, by Warranty Deed from JDR Investments, LLC, dated March 2, 2010, recorded March 2, 2010 in Instrument No. 20100302-0015739, Register's Office for Davidson County, Tennessee; Erin Heslip Bennett and Erin H. Bennett being one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20081113-0112201, corrected by Affidavit of Scrivener's Error in Instrument No. 20081230-0123719, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081113-0112201, corrected by Affidavit of Scrivener's Error in Instrument No. 20081230-0123719, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1401 Sigler Street, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2014.

Erin Heslip Bennett

Scott Bennett

State of TENNESSEE
County of DAVIDSON

On this 24th day of July, 2014 , before me the undersigned authority, personally appeared Erin Heslip Bennett and Scott Bennett , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Sworn and subscribed before me this the 24th day of July, 2014

Notary Public

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires 9.18.17

My Commission Expires: _____