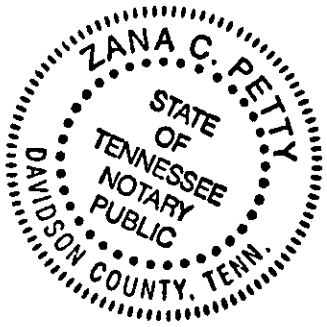
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-2-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dawana L. McAfee	Everett Financial, Inc.	151100A09400CO
(NAME)	(NAME)	
7404 E Winchester Drive	14801 Quorum Drive, Ste 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140078042 DEEDWARR
Recvd: 10/16/14 11:29 2 pgs
Fees:13.00 Taxes:506.53
20141016-0095606

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dustin Wiggins and wife, Melissa Wiggins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dawana L. McAfee, unmarried woman**, hereinafter called the GRANTEE (S), her heirs and/or 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. 300, on the plan of Phase 1, Villages of Long Hunter P.U.D., of record in Instrument 200101230006894, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dustin Wiggins and wife, Melissa Wiggins by Warranty Deed dated 04/23/2010 from Hany Habashey, a married man of record in Instrument 201004280032398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat of record in Instrument 200002070012630 and Instrument 200101230006894; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200105310056382, as amended of record in Instrument 200311110164945; (3) By-Laws of record in Instrument 200410220127537; (4) Grant of Transmission Line Easement of record in Book 2338, Page 466 and Book 4428, Page 575; (5) Declaration of Taking of record in Book 4446, Page 423; (5) Judgment of record in Book 4535, Page 351; (6) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 288, Book 8358, Page 91, and Book 8358, Page 94; (7) Corporation Conveyance of Easement of record in Book 9661, Page 919; (8) Grant of Easement of record in Instrument 200009060088271 and Instrument 200009060088272; (9) Charter of the Homeowner's Association of record in Instrument 200105310056381; (10) Quitclaim Deed to the Homeowner's Association of record in Instrument 200105310056383, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7404 E Winchester Drive, Antioch, TN 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), her heirs and/or 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), her heirs and/or 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 14th day of October, 2014.

Dustin Wiggins

Melissa Wiggins

State of Tennessee
County of Wilson

Personally appeared before me Dustin Wiggins and Melissa Wiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122