BILL GARRETT, Davidson County
Trans:T20150002409 DEEDWARR
Recvd: 01/12/15 09:10 2 pgs
Fees:13.00 Taxes:1366.23
20150112-0002813

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$369,250.00~~

Affiant

Subscribed and sworn to before me, this 8TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Karen M. Vigil and Gilbert R. Vigil, wife and husband | First Liberty Financial Group, LLC (NAME) | 01500028100 |
| 2614 Morgan Road (ADDRESS) | 9520 Ormsby Station Raod, Ste. 20 (ADDRESS) | |
| Joelton, TN 37080 (CITY) (STATE) (ZIP) | Louisville, KY 40223 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David E. Nichols, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen M. Vigil and Gilbert R. Vigil, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 3, ON THE PLAN OF JAMES L. PARADISE JR. LOTS MORGAN ROAD, OF RECORD IN INSTRUMENT NO. 20030709-0094611, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID E. NICHOLS, AN UNMARRIED PERSON, BY WARRANTY DEED FROM JAMES L. PARADISE AND WIFE, RENATE PARADISE, OF RECORD BY INSTRUMENT NUMBER 20101026-0085563, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNES

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2614 Morgan Road, Joelton, TN 37080
(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 my/our hand(s) this 8th day of January, 2015.

**WARRANTY DEED**
(Continued)

David E. Nichols

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David E. Nichols, an unmarried person, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of January, 2014.

Notary Public

My Commission Expires: 11-3-15




(SEAL)

**RETURN TO:**
Limestone Title and Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, TN 37027