WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004795 DEEDWARR
Recvd: 01/20/15 15:26 2 pgs
Fees:13.00 Taxes:310.80
20150120-0005628

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily S. Riggs	Emily S. Riggs	162090A019.00
(NAME)	(NAME)	
5510 Country Drive, Condominium 19	5510 Country Drive, Condominium 19	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Anita James and Nichoal James, as tenants in common with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily S. Riggs, a single woman,** 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:

All that certain Condominium situate in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Townhouse No. 19, Building 3 on the Plan of Phase 2, Hickory Valley Condominiums, of record in Book 4460, Page 133, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Anita James and Nichoal James, tenants in common with right of survivorship by deed from Raymond L. Dodson of record in Instrument No. 20140812-0072550, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5510 Country Drive, Condominium 19, Nashville, TN 37211
(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 hands this 15th day of January, 2015.

Anita James

Nichoal James

State of Tennessee
County of Davidson

Personally appeared before me Anita James and Nichoal James, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of January, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: 5/8/17

File No. 15-riggs

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN