WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028166 DEEDWARR
Recvd: 04/15/15 10:10 2 pgs
Fees:13.00 Taxes:980.50
20150415-0033165

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN. My Commission Expires

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2015.

Notary Public

My commission expires: 6/2/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael A. Vigeant **Karen Marie Vigeant**	NEW OWNER	**Map 127-00-0 Parcel 162-00**
7430 Huntwick Trail		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephanie Cox, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael A. Vigeant and Karen Marie Vigeant, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Huntwick Estates, Section Two, of record in Book 4860, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanie Cox, unmarried, by Deed dated September 5, 2008 from Aubrey L. Hyde, unmarried, of record in Instrument No. 20080910-0092731, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 4860, Pages 89 and 90, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 4768, Page 572, and in Book 5124, Page 142, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **7430 Huntwick Trail, Nashville, TN 37221**

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 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 10 day of **April, 2015.**

Stephanie Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephanie Cox,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of **April, 2015.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066