WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047756 DEEDWARR
Recvd: 06/16/15 11:50 2 pgs
Fees:13.00 Taxes:804.75
20150616-0057196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Kathleen D. Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JUNE, 2015.

Bonita A. Martin
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BONITA A. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Pigg and Catherine Pigg	new owner	Map 126-15-B
(NAME)	(NAME)	
8229 Boone Trace		Parcel 184 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEVIN W. SEXTON AND DEBORAH L. MCKELVEY SEXTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY PIGG AND CATHERINE PIGG, 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. 16 on the Plan of Lexington Point, Section 2, of record in plat Instrument No. 20010515-0049954, as corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin W. Sexton and Deborah L. McKelvey by deed from Jeffrey A. Lacroix and wife, Angela V. Lacroix, of record in Instrument No. 20070523-0061452, Register's Office for Davidson County, Tennessee. Kevin W. Sexton and Deborah L. McKelvey have since married and Deborah L. McKelvey is now known as Deborah L. McKelvey Sexton.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20010515-0049954, said Register's Office; (c) restrictive covenants of record in Instrument No. 20001018-0103445, Instrument No. 20010522-0052909, Instrument No. 20020219-0021061 and Instrument No. 20150220-0014706, said Register's Office; and (d) easements of record in Instrument No. 20020727-0090373 and Instrument No. 20020729-0090372, said Register's Office.

This is unimproved / improved x property, known as 8229 Boone Trace, Nashville, TN 37221
(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 hand this 15 day of June, 2015.

KEVIN W. SEXTON

DEBORAH L. MCKELVEY SEXTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin W. Sexton and Deborah L. McKelvey Sexton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of June, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public