BILL GARRETT, Davidson County
Trans:T20150054820 DEEDWARR
Recvd: 07/07/15 15:34 2 pgs
Fees:13.00 Taxes:714.84
20150707-0065874

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $193,200.00 Affiant Subscribed and sworn to before me, this the 6th day of July, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amy Wigger	New Owner	
5531 Granny White Pike		131-01-0D-005.00-CO
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN PATRICK BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY WIGGER AND MARK WIGGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 5, also known as Apartment No. 2M, on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133, and Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Brian Patrick Brown, unmarried by Warranty deed from A. E. Price, unmarried of record in Instrument No. 20090106-0001329 Register's Office for Davidson County, Tennessee, dated December 31, 2008 and recorded on January 6, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5025 Hillsboro Pike, Apt. 2M, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of July, 2015.

Brian Patrick Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Patrick Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018