BILL GARRETT, Davidson County
Trans:T20150070508 DEEDWARR
Recvd: 08/20/15 15:54 2 pgs
Fees:13.00 Taxes:912.05
20150820-0084239

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of August, 2015, by and between David G Buckles and Tamara Buckles, husband and wife, party of the first part, and Matthew J Wigton and Danielle Elliott, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 6, Section II, on the map of Moss Rose Heights Subdivision, not of record shown on a survey made by Lewis D. Justice, surveyor, March 13, 1948 and described as follows:

Beginning at a point in the easterly margin of Maxey Lane 290 feet south, as measured along the easterly margin of Maxey Lane of the concrete monument set in the easterly margin of Maxey Lane at the beginning of a curve to a proposed 60 feet roadway; thence north 70 deg. 24' east 10 feet distance from and parallel to the southerly line of Lot No. 5, Section II of said plan 170 feet to a stake; thence south 0 deg. 30' west 60 feet to the dividing line between Lot No. 6 and 7 as shown on said plan; thence south 72 deg. 4' west along the dividing line between Lots Nos. 6 and 7 170 feet to a point in the easterly margin of Maxey Lane; thence north 0 deg. 10' east 95 feet to the point of beginning.

Being all or part of the same property conveyed to David G. Buckles and Tamara Buckles by virtue of that certain Warranty Deed dated June 25, 2004, at Instrument No. 20040709-0081611 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

David G Buckles

Tamara Buckles by David G Buckles, Attorney in fact
Tamara Buckles, by David G Buckles,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, David G Buckles and Tamara Buckles, by David G Buckles, Attorney In Fact, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2015.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-1018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2015, before me personally appeared David G Buckles, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Tamara Buckles and acknowledged that he executed the same as the free act and deed of the said Tamara Buckles.

WITNESS my hand and official seal at office this 19th day of August, 2015.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Matthew J Wigton and Danielle J Elliott

Tax Parcel No 07301006200

Property Address: 1811 Riverwood Dr
Nashville, TN 37216

MAIL TAX BILLS TO: SWBC MORTGAGE CORPORATION
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $246,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of August, 2015.

Notary Public

My Commission Expires: 6/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY