(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7751 PIGG JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ashley Carlisle Pigg	F&M Bank	126150B18400CO
8229 Boone Trace	50 Franklin Street	
Nashville, TN 37221	Clarksville TN 37040	

FOR AND 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,

TERRY PIGG AND WIFE CATHERINE PIGG

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

ASHLEY CARLISLE PIGG, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 8229 Boone Trace, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 14th day of September, 2015.

Terry Pigg

Catherine Pigg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, TERRY PIGG AND CATHERINE PIGG, the bargainor(s), 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 Franklin, Tennessee, this 14th day of September, 2015.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20150079628 DEEDWARR
Recvd: 09/18/15 12:58 2 pgs
Fees:13.00 Taxes:804.75
20150918-0095075

EXHIBIT A - LEGAL DESCRIPTION

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 by Warranty Deed from Kevin W. Sexton and Deborah L. McKelvey Sexton, husband and wife to Terry Pigg and Catherine Pigg, husband and wife, as recorded on the 16th day of June, 2015 in Instrument No. 20150616-0057196 and Warranty Deed from Jeffrey A. Lacroix and wife, Angela V. Lacroix to Kevin W. Sexton and Deborah L. McKelvey, as Tenants in Common with Right of Survivorship, as recorded on the 23rd day of May, 2007 in Instrument No. 20070523-0061452, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEXINGTON POINT, SECTION 2, as recorded in 20010515-0049954, Surveyor's Certificate of Correction, recorded at Instrument No. 20011214-0138239, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instument Nos. 20001018-0103445 and 20010522-0052909 and re-recorded at Instrument Nos. 20020214-0019754, 20020219-0021061 and 20150220-0014706 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Incorporation , recorded in Instrument No. 20001020-0104424.

f. Easement recorded in Instrument Nos. 20020727-0090373 and 20020729-0090372.

g. Note: For informational purposes the previous Deed from Kevin W. Sexton and Deborah L. McKelvey Sexton, husband and wife to Terry Pigg and Catherine Pigg, husband and wife was recorded on June 16, 2015 and had a consideration value of $217,500.00, as filed of record in the Davidson County Register of Deeds Office. The Company has provided this for informational purposes only and this will not impact the coverage afforded by First American Title Insurance Company.