BILL GARRETT, Davidson County
Trans:T20150081167 DEEDWARR
Recvd: 09/24/15 08:31 2 pgs
Fees:13.00 Taxes:962.00
20150924-0096884

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Deborah L. Mraz & Gary L. Mraz
1116 Chickadee Circle
Hermitage, TN 37076

MORTGAGEE
Bank of Tennessee
165 Indian Lake Blvd
Hendersonville, TN 37075

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 098 06 0B
PARCEL 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tina M. Wiggs, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Deborah L. Mraz and Gary L. Mraz, wife and husband,** 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, described as follows, to-wit: Being Unit B of Lot 72D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D a shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tina M. Wiggs, unmarried, by Warranty Deed dated June 6, 2014 from Frank Batson Homes, Inc. filed of record in Instrument No. 20140609-00497050, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Declaration of Protective Covenants, Master Owners Association and By-Laws for Bridgewater of record in Instrument No. 20051024-0128043, supplement to establish "Villas" in Instrument No. 20051122-0141076; Quitclaim Deed for Open Space of record in Instrument No. 20091110-0103837; Stormwater Detention Agreement of record in Instrument No. 20050222-0019150; Sanitary Sewer easements of record in Instrument Nos. 20030827-0124253 and Instrument No. 20060120-0008000; easement to TVA of record in Book 1291, page 99 and Book 1318, page 28; Charter of Bridgewater Homeowners Association, Inc of record in Instrument No. 20060223-00221110; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 20051104-0133897, with a Surveyors Certificate of Correction in Instrument No. 20060608-0067981, Register's Office, {{county}}, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1116 Chickadee Circle Hermitage, TN 37076.**

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 our hands this 18th day of September, 2015.

Tina M. Wiggs

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tina M. Wiggs, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY