BILL GARRETT, Davidson County
Trans:T20150097613 DEEDWARR
Recvd: 11/17/15 10:20 2 pgs
Fees:13.00 Taxes:843.23
20151117-0116455

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2163

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peggy Lynn Fretwell 601 Old Hickory Blvd #109 Brentwood, TN 37027	Same as new owner	171-3-B-292.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $227,900.00

L. M. M.
Affiant

Subscribed and sworn to before me, this the 13th day of November, 2015.

Notary Public

My Commission Expires: 5/27/2015
(Affix Seal)

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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. We **Kali Edwards, and husband Shawn Wiggins,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peggy Lynn Fretwell,** 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:

Shawn Wiggins joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

Land in Davidson County, Tennessee, being **Unit No. 54** on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, a horizontal property regime (Private Element), of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, pursuant to T.C.A. 66-27-101, et seq., as amended, and as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 10126, page 435; as amended and supplemented in Book 10224, page 683; Book 11550, page 531; Book 11682, page 75; Instrument No. 20000718007055 8; and in Instrument No. 20050705-0076596, said Register's Office, including without limitation, the By-Laws of record in Book 10126, page 486; as amended in Book 11550, page 554 and in Instrument No. 20150102-0000219, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Declaration. Plan reference is hereby made for a more complete identification and placement of such Unit.

Being the same property conveyed to Kali Edwards, unmarried by Warranty Deed from Christopher T. Broander, unmarried, dated July 30, 2010, recorded August 12, 2010, of record in Instrument No. 20100812-0063793, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **601 Old Hickory Blvd #109, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2015, are due and payable, collected at closing. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **November, 2015.**

GRANTOR(S)

Kali Edwards

Kali Edwards

Shawn Wiggins

Shawn Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kali Edwards** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **November, 2015.**

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Shawn Wiggins** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **November, 2015.**

Amelia Swanson State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 5/27/2019