THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **165,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2015. Notary Public MY COMMISSION EXPIRES: 1-4-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150101685 DEEDWARR
Recvd: 12/01/15 14:57 4 pgs
Fees:23.00 Taxes:610.50
20151201-0121190

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Anderson	owner	MAP 102-04
6463 Thunderbird Drive		PARCEL 11900
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tracy Warren, married, and Tom Rigby, Jr., unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael G. Anderson**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 1103 on the Plan of Charlotte Park, Section 19 of record in Plat Book 3600, Page 83, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracy Warren and Tom Rigby, Jr. by quitclaim deed from Stella L. Rigby (Williams) of record in Book 9441, page 330, Register's Office for Davidson County, Tennessee, dated 08/01/1994 and recorded on 08/19/1994. The Quitclaim Deed from Stella L. Rigby failed to address the interest of Roy Thomas Rigby, also known as Roy Thomas Rigby, Sr., who is deceased. An affidavit of heirship is attached, showing Tracy Warren and Tom Rigby, Jr. as his heirs at law.

This is property is not the residence of Tracy Warren and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6463 Thunderbird Drive, Nashville, TN 37209.**

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 the 17th day of November, 2015.

Tracy Warren

Tom Rigby, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tracy Warren** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tom Rigby, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

File No: P15-21593
Page 1
This instrument prepared by: Bankers Title and Escrow Co.
3310 West End Avenue #540
Nashville, TN 37203

AFFIDAVIT

Ella Mai Rigby, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That the Affiant is known as: Ella Mai Rigby
5032 Old Hickory Blvd; Nashville, TN 37218

2. That Affiant personally knew Roy Thomas Rigby, also known as Roy Thomas Rigby, Sr., deceased, hereinafter referred to as Decedent, is a disinterested party and has personal knowledge of the family of Decedent by reason of the following:

Have known Decedent and the entire Rigby family since 1964; Married to Decedent's Brother and Aunt of the two heirs

3. That Affiants knew that at his date of death, said Decedent, Roy Thomas Rigby, Sr., owned the following described real estate in Davidson County, Tennessee:

6463 Thunderbird Drive; Nashville, TN

4. That Decedent died on June 1, 1994, and was at the time a resident of Davidson County, Tennessee.

5. That Decedent died intestate – no Will has been filed for Probate;

6. That Roy Thomas Rigby, Sr., was unmarried at the time of his death.

7. That ALL of the offspring of Roy Thomas Rigby, Sr. surviving birth – and any adopted children - are identified as follows:
1) Tracy Rigby Warren
2) Roy T. Rigby, Jr.

All of whom have survived him,

And that Roy Thomas Rigby, Sr. never sired any other live-birth offspring who died before him or who are alive today.

8. That there have been no known claims made against the Roy Thomas Rigby, Sr.;

9. That the Affiant knows of no possible claims against the Estate by "TennCare" and has been advised that a TennCare Release is not required as Decedent was less than 55 years old at the time of his death.

10. Affiant acknowledges that this affidavit will be relied upon by Chicago Title Insurance Company

and Bankers Title & Escrow Company and other title companies for the issuing of title insurance policies covering the property being sold.

Date this 13 day of November, 2015.

Ella Mai Rigby

Ella Mai Rigby

STATE OF Tennessee) County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ella Mai Rigby, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of November, 2015.

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN