BILL GARRETT, Davidson County
Trans:T20150102311 DEEDWARR
Recvd: 12/03/15 10:43 2 pgs
Fees:13.00 Taxes:538.35
20151203-0121879

**Prepared by:**
**Costner Law Office, PLLC**
**725 Cool Springs Blvd STE 600**
**Franklin, TN 37064**
**File #: TNP155767**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $145,500.00**

**Affiant**
**Subscribed and sworn to before me this 19th day of November, 2015.**

KATHRYN M. CASSIDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Notary Public**
**My commission expires:**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Michael Thomas Irwin<br>2120 Lebanon Pike, Apt 71<br>Nashville, Tennessee37210 | New Owner | 095 05 0B 153.00.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael S. Wiggins, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Thomas Irwin, unmarried** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Being Unit No. 71 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Michael S. Wiggins, an unmarried man, from R.J. York Homes, LLC by Warranty Deed dated November 19, 2004 and recorded in Instrument No. 20041123-0140213 in the consideration amount of $119,900.00, Davidson County Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Kristyn M Wiggins, wife of Michael S. Wiggins, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This property is improved property known as 2120 Lebanon Pike, Apt 71, Nashville, Tennessee 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of November, 2015.

**Michael S. Wiggins** **Kristyn M Wiggins**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael S. Wiggins and Kristyn M Wiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of November, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY