WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108687 DEEDWARR
Recvd: 12/28/15 08:15 2 pgs
Fees:13.00 Taxes:432.90

20151228-0129474

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Meredith Mae
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.23.2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vittoria Wiget	SWBC MORTGAGE CORP.	
(NAME)	(NAME)	
222 Harris Street	9311 SAN PEDRO #1100	052-01-0-033.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sheri Prosser, a married woman and husband Marc Prosser**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Vittoria Wiget and Luke Wiget, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 37, in Block "B", on the Final Plat, Crittenden Estates Subdivision, of record in Plan Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Betty Jo Bell and husband, Terry Bell by Warranty Deed from Richard G. Moore and wife, Angela H. Moore, dated 04/25/2006, recorded 05/02/2006 of record in Instrument No. 20060502-0050112, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherri Prossor, married by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated 06/30/2015, recorded 07/09/2015 of record in Instrument No. 20150709-0066570, in the Register's Office for Davidson County, Tennessee.

The said Sherri Prosser and Sheri Prosser are one in the same person.

The said Marc Prosser joins in this conveyance to waive any and all rights he has in said property.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters shown on the plat of record in Plan Book 974, Page 69, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 222 Harris Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 18th day of December, 2015.

Sheri Prosser

Marc Prosser

State of Tennessee
County of Wilson

Personally appeared before me Sheri Prosser and Marc Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122