Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File# 10243

39-B
File #15-1437

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicole Bagwell (formerly known as Nicole Shipley), married and Louise Mandrell Haywood, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brittni Wiggins and Andrew Wiggins, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Villages of Brentwood, Phase Eleven, as of record in Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicole Shipley, unmarried, and Louise Mandrell Haywood, married by Warranty Deed from Jie Jiang and wife, Rujiao Shan, dated October 11th, 2004, of record as Instrument No. 20041028-0129740. Register's Office for Davidson County, Tennessee. Nicole Shipley is now married and goes by Nicole Bagwell. Her husband, Kyle Bagwell, joins in this conveyance to convey any and all marital interest in this property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4705 Chepstow Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of December, 2015.

Nicole Bagwell

Louise Mandrell Haywood

Kyle Bagwell

BILL GARRETT, Davidson County
Trans:T20150108754 DEEDWARR
Recvd: 12/28/15 09:00 2 pgs
Fees:13.00 Taxes:888.00
20151228-0129544

State of Tennessee)
County of Davidson)

On this 11th day of December, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nicole Bagwell, Kyle Bagwell and Louise Mandrell Haywood, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 240,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of December, 2015.

Notary Public

My Commission Expires: _____

LATRECE MCADOO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Andrew Wiggins	Churchill Mortgage Corp.	161-10-0B-161.00
4705 Chepstow Drive	771 Old Hickory Blvd. #400	
Nashville, TN 37215	Brentwood, TN 37027	