BILL GARRETT, Davidson County
Trans:T20160009326 DEEDWARR
Recvd: 02/03/16 11:28 3 pgs
Fees:18.00 Taxes:78.53
20160203-0010525

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $21,225.00.

Affiant

Subscribed and sworn to before me this 2nd day of February, 2016.

Notary Public
My commission expires: 5/23/19

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

04-1601-55857

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas Wiggins 4346 LaVergne Couchville Pike Antioch TN 37013	New Owner	165-00-0-048.00

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, **Anthony J. Riley, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas Wiggins and wife, June Wiggins**, 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:

SEE ATTACHED EXHIBIT A; LEGAL DESCRIPTION

Further being part of the same property conveyed to Anthony J. Riley by Quitclaim Deed from Cheryl Riley, dated August 29, 2011, recorded September 1, 2011, of record in Instrument No. 20110901-0067770, Register's Office for Davidson County, Tennessee.

Augazelle Riley is one and the same person as Augazelle Grimes Riley.
Anthony Riley is one and the same person as Anthony J. Riley.

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.

This property is improved property known as 4316 LaVergne Couchville Pike, Antioch, TN 37013.

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 2nd day of February, 2016.

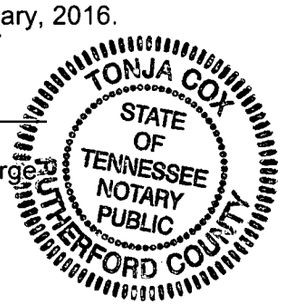
Anthony J. Riley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Anthony J. Riley and** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 2nd day of February, 2016.

Notary Public
State of Tennessee at Large



My Commission expires: 5/23/16

EXHIBIT A; LEGAL DESCRIPTION

Land situated in Antioch, Davidson County, Tennessee, bounded and being more particularly described as follows, to-wit:

Beginning at an iron rod set on the westerly margin of LaVergne Couchville Pike, said iron rod set being the northeast corner of the herein described Tract 1, and said iron rod set also being the southeast corner of the herein described Tract 2;

Thence, westerly with the northerly boundary line of the herein described Tract 1, N82°13'16"W, 634.03' to an iron rod set on the easterly boundary line of the Jose Manuel Teran-Camacho property as of record in Instrument #20141229-0118168, (R.O.D.C., TN), said iron set being the northwest corner of the herein described Tract 1, and said iron rod set also being the southwest corner of the herein described Tract 2;

Thence, northerly with the easterly boundary line of the Jose Manuel Teran-Camacho property as of record in Instrument #20141229-0118168, (R.O.D.C., TN), N13°04'01", 196.60' to an iron rod found, said iron rod found being the southwest corner of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771, (R.O.D.C., TN), and said iron rod also being the northwest corner of the herein described Tract 2;

Thence, easterly with the southerly boundary line of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771, (R.O.D.C., TN), S82°06'13E, 629.14' to a concrete monument found on the westerly margin of LaVergne Couchville Pike, said concrete monument found being the southeast corner of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771, (R.O.D.C., TN), and said concrete monument found also being the northeast corner of the herein described Tract 2;

Thence, southerly with the westerly margin of LaVergne Couchville Pike, S11°40'09"W, 194.92' to the point of beginning.

For informational purposes only: prior deed references subject property to contain 123,244 square feet or 2.83 acres, more or less.
Being part of the same property conveyed to Jesse O. Riley and wife, Augazelle Grimes Riley by deed from Carrie D. Cole Tomlinson, dated June 15, 1950, recorded June 16, 1950, of record in Book 1851, Page 489, Register's Office for Davidson County, Tennessee. The said Jessie O. Riley having since died on October 1, 1982 leaving Augazelle Grimes Riley, as sole tenant by the entirety. Augazelle Riley having since died testate on February 24, 2001. The estate of Augazelle Riley was filed in Docket No. 03-P1986, Davidson County Probate Court. Pursuant to the Last Will and Testament of Augazelle Riley as filed in Instrument No. 20030512-0063408, Register's Office for Davidson County, Tennessee. Subject property was devised to Anthony Riley.