WARRANTY DEED

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-23-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Wigant and Catherine K. Swafford	Acopia	
(NAME) 9016 Rigden Mill Drive	(NAME) 306 Northcreek Blvd. #100	173-9-A-521.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Goodlettsville, TN 37072	
(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, **RIGDEN MILL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD A. WIGANT, AN UNMARRIED MAN AND CATHERINE K. SWAFFORD, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 440 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from a 1/2 undivided interest as tenant in common to Adam Paul Willis or Michele a. Battles, Trustees of the Adam Paul Willis Revocable Trust, dated May 11, 2011, or their successors in trust, including any amendments thereto and a 1/2 undivided interest as tenant in common to Michele A. Battles or Adam Paul Willis, Trustees of the Michele A. Battles Revocable Trust, dated May 11, 2011, or their successors in trust, including any amendments thereto to Rigden Mill Properties, LLC, a Tennessee limited liability company, as recorded on the 15th day of May, 2014 in Instrument No. 20140515-0041669 and Warranty Deed from Adam P. Willis, and wife, Michele A. Battles to a 1/2 undivided interest as tenant in common to Adam Paul Willis or Michele A. Battles, Trustees of the Adam Paul Willis Revocable Trust, dated May 11, 2011, or their successors in trust, including any amendments thereto and a 1/2 undivided interest as tenant in common to Michele A. Battles or Adam Paul Willis, Trustees of the Michele A. Battles Revocable Trust, dated May 11, 2011, or their successors in trust, including any amendments thereto, as recorded on the 6th day of June, 2011 in Instrument No. 20110606-0043302, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plat of record in Instrument No. 20051028-0130418, said Register's Office; restrictive covenants of record in Instrument Nos. 20020315-0032825, 20020315-0032826, 20060321-0032382 and 20060321-0032383, said Register's Office; Charter of record in Instrument No. 20020412-0045831, said Register's Office; Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument Nos. 20010918-0100851 and 20010918-0100849, said Register's Office; Grant of Easement recorded at Instrument No. 20130916-0097049, said Register's Office; and Stormwater Detention Agreement recorded at Instrument No. 20041229-0154223, Book 7361, Page 230 and Instrument Nos. 20020408-0042676 and 20050822-0099609, said Register's Office.

unimproved
This is improved x property, known as 9016 Rigden Mill Drive, Nashville, TN 37211
(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 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.

BILL GARRETT, Davidson County
Trans:T20160011998 DEEDWARR
Recvd: 02/12/16 10:15 2 pgs
Fees:13.00 Taxes:702.63
20160212-0013723

Witness my hand this 11th day of February, 2016

RIGDEN MILL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: PROVIDENT TRUST GROUP LLC FBO GREGORY S. FRAZIER IRA, MEMBER

BY: _____

GREGORY S. FRAZIER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Gregory S. Frazier, the member of Provident Trust Group LLC FBO Gregory S. Frazier IRA, the member of Rigden Mill Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the member of Gregory S. Frazier, the member of Provident Trust Group LLC FBO Gregory S. Frazier IRA, the member of Rigden Mill Properties, LLC, the within named bargainor, a partnership, and that he as such member of Gregory S. Frazier, the member of Provident Trust Group LLC FBO Gregory S. Frazier IRA, the member of Rigden Mill Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as the member of Gregory S. Frazier, the member of Provident Trust Group LLC FBO Gregory S. Frazier IRA, the member of Rigden Mill Properties, LLC.

Witness my hand and official seal at Nashville, Tennessee this 11 day of February, 2016.

Commission expires:



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Notary Public