BILL GARRETT, Davidson County
Trans:T20160028106 DEEDWARR
Recvd: 04/06/16 15:24 3 pgs
Fees:18.00 Taxes:1757.50

20160406-0033177

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2016.

Notary Public

My commission expires: 8-23-16

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Due South, LLC	New Owner	
631 4th Avenue South		061-14-0-192.00
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHY L. BIGGERS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 a part of the North part of Lot No. 5 on the Map of Ross T. Hughes' Subdivision of Lot No. 11 of the Patterson & Young Subdivision, of record in Book 547, Page 174, Register' s Office for said County, and a part of the Northerly part of Lot No. 50 on the Map of E. B. Craig' s Subdivision of the Crownover property, of record in Book 894, Pages 640 and 641, Register' s Office for said County, and described together as follows:

Beginning at a point in the Southerly margin of Gillock Street at the common corner of Lots Nos. 4 and 5 of said Hughes Subdivision; thence with the line between said lots, Southerly 160 feet to a point which is 20 feet North of the common corner of Lots Nos. 4 and 5; thence Westerly, parallel to the line between Lots Nos. 5 and 6 of said plan, and 20 feet North of said line, 108.5 feet more or less to the Easterly margin of Baxter Street; thence with the margin of Baxter Street, as formerly located, 160 feet to the South margin of Gillock Street; thence with the margin of the same, Easterly 108.5 feet to the point of beginning included in said description, but specifically excluded herefrom, is a strip of ground taken by Davidson County, for the widening and relocation of Baxter Street; said strip is a triangle out of the Northwest corner of the land above described, having a base of 6 feet on Gillock Street and running back along the Easterly margin of Old Baxter Street, 37 feet to a point, which said triangle out of the Northwest corner of the land above described, now within the bounds of Baxter Street, is not hereby conveyed. And;

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Ross T. Hughes Subdivision of Lot No. 11 of Patterson and Young Subdivision, of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Steve Biggers and wife, Kathy L. Biggers by Quitclaim deed from William J. Stanley of record in Instrument No. 20011221-0141219 Register's Office for Davidson County, Tennessee, dated December 21, 2001 and recorded on December 21, 2001.

Being the same property conveyed to Kathy L. Biggers by Quitclaim deed from Steven D. Biggers of record in Instrument No. 20070808-0095020 Register's Office for Davidson County, Tennessee, dated August 08, 2007 and recorded on August 08, 2007.

Being the same property conveyed to Kathy L. Biggers by Quitclaim deed from Steven D. Biggers of record in Instrument No. 20150121-0005860 Register's Office for Davidson County, Tennessee, dated January 13, 2015 and recorded on January 21, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3734 Baxter Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

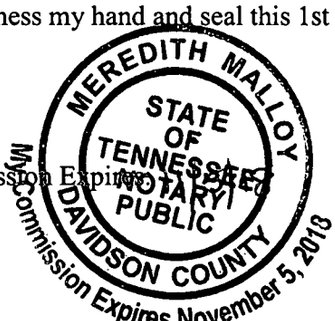
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of April, 2016.

Kathy L. Biggers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathy L. Biggers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2016.



Notary Public

My Commission Expires:

Steven D. Biggers, spouse of Kathy L. Biggers, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Steven D. Biggers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven D. Biggers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2016.

Meredith Malloy
Notary Public

My Commission Expires: 11/5/18

