WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036550 DEEDWARR
Recvd: 05/03/16 11:05 2 pgs
Fees:13.00 Taxes:478.65
20160503-0043395

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,366.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 01-31-2018

(AFFIX SEAL)

JUDY REED
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Christany E Vigil Dillon Cheatham	IBERIABANK Mortgage Company	165-13-A-130.00
(NAME)	(NAME)	
101 Brandy Court	12719 Cantrell	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christopher Lee Vigil and Kelly Dawn Vigil, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Christany E Vigil**, a single person and** Dillon Cheatham**, a single person,** 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. 458 on the Plan of Section Ten, Peppertree Forest of record in Plat Book 7900, Page 938, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Lee Vigil from Patricia Ann Vigil by virtue of QuitClaim Deed dated July 14, 2006 and recorded November 6, 2006 as Instrument No. 20061106-0137609, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Christopher L. Vigil, married from Andrea Eileen Giliberto Dremousis by virtue of Warranty Deed for $110,000.00 dated April 26, 2001 and recorded May 3, 2001 as Instrument No. 20010503-0045730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record Plat Book 7900, Page 938; Restrictions of record recorded in Deed Book 9664, Page 162; Book 8757, Page 607; Book 9664, Page 162; Book 8757, Page 623; By-Laws of record recorded in Deed Book 8757, Page 623; Charter of record recorded in Book 8757, Page 639, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 101 Brandy Court, Antioch, TN 37013
(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.

Witness my/our hands this 29th day of April, 2016.

Christopher Lee Vigil

Kelly Dawn Vigil

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me Christopher Lee Vigil and Kelly Dawn Vigil, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2016.

Notary Public: Judy Reed
My Commission Expires: 01-21-2018

File No.: 14306

