BILL GARRETT, Davidson County
Trans:T20160039802 DEEDWARR
Recvd: 05/12/16 13:22 2 pgs
Fees:13.00 Taxes:569.43
20160512-0047501

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
Phone 615-790-8116 Fax
File No. 16-0163

75-10-67.00

Property Address:
8219 Luree Lane, Hermitage, TN 37076

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WARRANTY DEED

Send Tax Statements To:
Farmington Mortgage
2002 Ricahrd Jones RD Ste 300A
Nashville, TN 37215

Grantees' Name and Address
Levi J. Wiggins
8219 Luree Lane
Hermitage, TN 37076

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **A. K. REEVES MANAGEMENT, LLC, aka AK REEVES MANAGEMENT, LLC, a Tennessee limited liability company,** has bargained and sold, and by these presents does hereby transfer and convey unto **LEVI J. WIGGINS and SHAYNA WIGGINS, husband and wife,** hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hermitage Estates, as of record in Book 330, page 70 and 71, Register's Office for Davidson County, Tennessee. Said Lot No. 90 fronts 90 feet on the west side of Luree Lane, and extends back 133.7 feet on the north line 117.4 feet on the south line, to a dead line in the rear on which it measures 79.7 feet.

BEING the same property conveyed to AK REEVES MANAGEMENT, LLC, by Quitclaim Deed from KRISNA REEVES, dated February 2, 2010, and recorded on February 12, 2010, in Instrument No. 20100212-0011219, Register's Office for Davidson County, Tennessee.

This is improved property known as 8219 Luree Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract of land, together with all improvement thereon and all appurtenances thereunto belonging unto the said Grantees their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 3300, page 70 and 71, Register's Office for Davidson County, Tennessee.

Taxes for tax year 2016 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

AND GRANTOR DOES FURTHER COVENANT and bind itself and its successors and assigns to warrant and defend the title thereto against the lawful claims and demands of all persons whatsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature this 10th day of May, 2016.

A. K. REEVES MANAGEMENT, LLC
A/K/A AK REEVES MANAGEMENT, LLC

By: KRISNA REEVES, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned a Notary Public in and for said County and State, personally appeared **KRISNA REEVES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself, to be the Managing Member of **A. K. REEVES MANAGEMENT, LLC, A/K/A AK REEVES MANAGEMENT, LLC,** the within named bargainor, a Limited Liability Company and that she as such, Managing Member, respectively, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as Managing Member, respectively.

WITNESS my hand and seal, at office on this 10th day of May, 2016.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $153,900.00.

Affiant

SWORN TO and described before me on this 10th day of May, 2016.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY