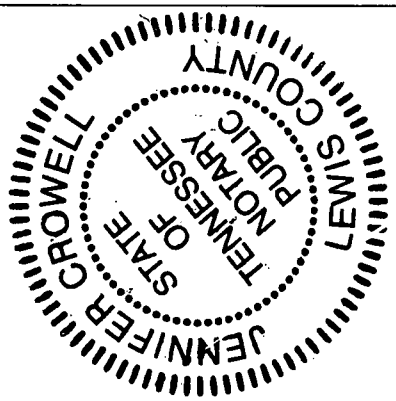
BILL GARRETT, Davidson County
Trans:T20160045983 DEEDWARR
Recvd: 06/01/16 10:58 2 pgs
Fees:13.00 Taxes:1627.63
20160601-0054946



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $439,900.00.

Diana Gall
Affiant

Subscribed and sworn to before me, this 25th day of May, 2016.

Jennifer Crowell
Notary Public

My commission expires: 2/24/18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 60
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Cliffel and Deborah Cliffel	Caliber Home Loans, Inc	126-16-0A-038.00-CO
6409 Riverplace Drive	3701 Regent Blvd Ste 180	
Nashville, TN 37221-6547	Irving, TX 75063	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mikell D. Wiggs, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David Cliffel and Deborah Cliffel

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 38 on the Plan of Final Plat Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 to Mikell D. Wiggs by Warranty Deed dated February 21, 2013, from Steven Bengelsdorf and wife, Sarah Bengelsdorf, of record as Instrument No. 20130301-0020652 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6409 Riverplace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26 day of May, 2016.

Mikell D. Wiggs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mikell D. Wiggs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 26 day of May, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316142

SP 11/2015