(1)

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$249,000.00.**

Michelle R. Rigby
Affiant

Subscribed and sworn to before me, this the 26th day of May, 2016.

Notary Public

My commission expires: 9-26-16

(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

~~Return To: Perrone & Young~~
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle R. Rigby	**Mortgage Solutions of Colorado, LLC**	**091-13-0-128.00**
88 Twin Street	**5455 N. Union Blvd**	BILL GARRETT, Davidson County Trans:T20160046018 DEEDWARR Recvd: 06/01/16 11:41 2 pgs Fees:13.00 Taxes:921.30
Nashville, TN 37209	**Colorad Springs, CO 806918**	20160601-0055002

FOR AND IN 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,

Jeremy M. Workman and Ashley M. Rigby, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle R. Rigby and Floyd J. Bullington II, as tenants in common

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(s) 143, as shown on the map entitled West Nashville Heights, of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included but Excluded it that portion conveyed to the State of Tennessee in Instrument Number 20011114-0124863, said Register's Office

Being the same property conveyed to ASHLEY M. RIGBY AND JEREMY M. WORKMAN, TENANTS IN COMMON, by deed from DAMON L. SCHOEPKE AND JAMIE SHOEPKE F/K/A JAMIE PALOGALLO, HUSBAND AND WIFE, of record in Instrument No. 20151204-0122534, dated November 30, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **88 Twin Street, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 26th day of May, 2016.

Jeremy M. Workman

Ashley M. Rigby

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeremy M. Workman and Ashley M. Rigby**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **May, 2016**.

Notary Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY