Davidson County DEEDWARR
Recvd: 06/08/16 08:14 3 pgs
Fees:18.00 Taxes:1600.25
20160608-0057563

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00 .

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF June, 2016.

(Affix Seal) Notary Public

My Commission Expires: 4/19/19

BIGGS-H16184

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael T. Biggs, a single man	~~NEW OWNERS~~ Pinnacle Bank	092.13-0-345.00
3409 Elkins Avenue	150 3rd Ave South Suite 900	
Nashville, TN 37209	Nashville, TN 37201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CRYSTAL D. LOVE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL T. BIGGS , A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 113 on the Plan of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts 50 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and extends back to southerly between parallel lines, the easterly line being about 143 feet and the westerly line about 140 feet to an alley in the rear.

Being the same property conveyed to Crystal D. Love by Deed Phillip R. Jones of record in Inst # 20150609-0054390, recorded 06/09/2015, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3409 Elkins Avenue, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 3rd day of June, 2016 :

Crystal D. Love

Crystal D. Love

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named CRYSTAL D. LOVE, UNMARRRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 3rd day of June, 2016.

Notary Public

My Commission Expires: _____

RHONDA K. PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5/6/2019

True Copy Certification

I, KEVIN HEFFELMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019