Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lindsay C. Wiggishoff, a single person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia Caballero, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee. being Unit 303, on the Plan of District Lofts, a Condominium Development, as established by and shown as Exhibit "C" to the Master Deed of record in Instrument No. 20080104-0001256, as amended in Instrument No. 20080609-0059308 and as corrected by Surveyor's Certificate of Correction in Instrument No. 20080111-0003637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsay C. Wiggishoff, a single person, by deed from Shelby Marie Bush, dated June 24, 2014, of record in Instrument No. 20140701-0057729, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 817 3rd Avenue North #303, Nashville, TN 37201.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of July, 2016.

Lindsay C. Wiggishoff

BILL GARRETT, Davidson County
Trans:T20160057131 DEEDWARR
Recvd: 07/05/16 15:23 2 pgs
Fees:13.00 Taxes:980.50
20160705-0068692

State of Tennessee)
County of Davidson)

On this 1st day of July, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lindsay C. Wiggishoff, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-19

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 265,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of July, 2016.

Notary Public

My Commission Expires: 1/20/19

LESLIE HAVSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Virginia D. Caballero 817 3rd Avenue North #303 Nashville, TN 37201	New Owner	82-13-E-303.00