39-B

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Lindsay Wiggishoff
170 Woodson Lane
Nashville, TN 37211

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 133-07-0-237.00

BILL GARRETT, Davidson County
Trans:T20160057320 DEEDWARR
Recvd: 07/06/16 09:48 2 pgs
Fees:13.00 Taxes:888.00
20160706-0068926

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **RAYMOND UFFORD, an unmarried man,** has this day bargained and sold and do hereby transfer and convey unto, **LINDSAY WIGGISHOFF, a single woman**, her heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Parma Heights, Section 1, of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond Ufford by Warranty Deed from Patricia Moore dated August 13, 2015, in Instrument No. 20150813-0081122, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit in Instrument 2015-0917-0094560, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 170 Woodson Lane, Nashville, TN 37211

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29 day of July, 2016.

Raymond Ufford

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Raymond Ufford, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 29th day of ~~July~~ June 2016.

NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $240,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 5-8-19

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