WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160058407 DEEDWARR
Recvd: 07/08/16 14:17 3 pgs
Fees:18.00 Taxes:569.43

20160708-0070167

O-PB-16-1861-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Faith L. Rupp Revocable Trust	**New Owner**	
(NAME) **6505 Co. Road 20**	(NAME)	**017-00-0-049.00**
(ADDRESS) **Archbold, OH 43502**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **GLEN E. BIGGERS AND LEILA P. BIGGERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAITH L. RUPP, TRUSTEE OF THE FAITH L. RUPP REVOCABLE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as Lot 3 on a survey dated March 08, 2011, by Jeffrey K. Kimbro, Registered Land Surveyor, License No. 1756, as follows:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE NORTH 'BY THE SOUTHERLY MARGIN OF UNION HILL ROAD, BOUNDED ON THE EAST BY THE RAYS. ATKINS, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 7604, PAGE 670-RO.D.C.,TN, AND LOT 2- HILL TRACT OF THE REMAINING LANDS OF GLEN E. AND LEILA P. BIGGERS, AS OF RECORD IN INSTRUMENT No. 200311180168321- R.O.D.C.,TN, BOUNDED ON THE SOUTH AND ON THE WEST BY THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C.,TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF THEJAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C.,TN, AND THE NORTHWESTERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD, N70°59'54"E, 110.03' TO AN EXISTING IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID IRON PIN BEING THE NORTHWESTERLY CORNER OF THE RAY S. ATKINS, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 7604, PAGE 670 - R.O.D.C.,TN, AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, LEAVING UNION HILL ROAD WITH A COMMON LINE WITH THE RAY S. ATKINS, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 7604, PAGE 670 - R.O.D.C.,TN, S11°59'46" E, 574.22' TO AN EXISTING IRON PIN AT A FENCE CORNER;

THENCE, A COMMON LINE WITH THE RAY S. ATKINS, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 7604, PAGE 670-R.O.D.C.,TN, S75°16'32" E, 125.07' TO AN EXISTING IRON PIN IN A FENCE, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE RAY S. ATKINS, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 7604, PAGE 670-R.O.D.C.,TN, AND IN THE WESTERLY LINE OF THE FRED HOWARD HARRIS PROPERTY, AS OF RECORD IN DEED BOOK 1290, PAGE 114-R.O.D.C.,TN;

THENCE, A COMMON LINE WITH THE FRED HOWARD HARRIS PROPERTY, AS OF RECORD IN DEED BOOK 1290, PAGE 114-R.O.D.C.,TN, AND LOT 2- HILL TRACT OF THE REMAINING LANDS OF GLEN E. AND LEILA P. BIGGERS, AS OF RECORD IN INSTRUMENT No. 200311180168321- R.O.D.C.,TN, S09°55'24" E, 140.82' TO AN EXISTING IRON PIN IN A FENCE, SAID IRON PIN BEING A COMMON CORNER TO THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C.,TN, AND THE MOST SOUTHEASTERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, A COMMON LINE WITH THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C.,TN, N74°59'55" W, 218.28' TO AN EXISTING IRON PIN IN A FENCE; SAID IRON PIN BEING A COMMON CORNER TO THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C.,TN, AND THE SOUTHWESTERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, A COMMON LINE WITH THE JAMES REAGAN DICKENS PROPERTY, AS OF RECORD IN INSTRUMENT No. 200612120153466-R.O.D.C.,TN, N13°51'07" W, 659.03' THE POINT OF BEGINNING.

CONTAINING 83,214 SQUARE FEET OR 1.91 ACRES, MORE OR LESS.

Being the same property conveyed to Glen E. Biggers and Leila P. Biggers by Warranty deed from HSBC Bank USA, National Association as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, Fremont Home Loan Trust 2005-A of record in Instrument No. 20101101-0087352 Register's Office for Davidson County, Tennessee, dated October 26, 2010 and recorded on November 1, 2010.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- 25' Private Ingress/Egress, Access & Utility Easement of record in Instrument Number 20160523-0051202, in the Register's Office for DavidsonCounty, Tennessee.
- Easement Amendment recorded simultaneously in Instrument Number 20160708-0070160
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1861 Union Hill Rd , Goodlettsville, Tennessee 37072-9055**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 the 24th DAY OF JUNE, 2016.

Glen E. Biggers

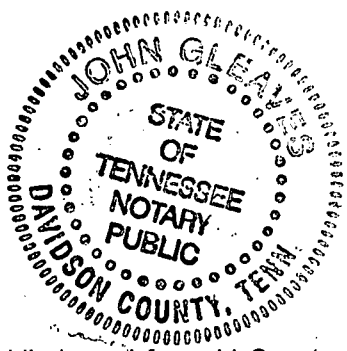
Leila P. Biggers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLEN E. BIGGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEILA P. BIGGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212