G-28771-5 Box-14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20160069670 DEEDWARR Recvd: 08/11/16 13:14 2 pgs Fees:13.00 Taxes:832.50 20160811-0083682	The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.** Affiant Subscribed and sworn to before me, this the 10th day of August, 2016. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian K. Evans and Michelle L. Evans	**New Owners**	**117-07-0-H-034-00.co**
3382 Roderick Square		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Gail Pigg, surviving tenant by the entirety

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

Brian K. Evans and Michelle L. Evans, husband and wife

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 Unit No. 3382 on the Condominium Site Plan of Roderick Square, as of record in Book 6250, Page 928, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a Horizontal Property Regime established by Master Deed of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles B. Pigg and wife, Gail P. Pigg, by Deed from Haury and Smith Contractors, LLC, of record in Book 7485, Page 291, Register's Office for Davidson County, Tennessee. The said Charles B. Pigg having since died on February 19, 2002, the property is vested in Gail P. Pigg, as the surviving tenant by the entirety.

THE conveyance is subject to: (1)The Plan of record in Book 6250, Page 928, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.(2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Roderick Square Condominiums, of record in Book 6867, page 385, Register's Office for Davidson County, Tennessee. (3)By-Laws of Roderick Square Homeowners' Association, Inc. of record in Book 6867, page 394, Register's Office for Davidson County, Tennessee. (4) Charter of Roderick Square Condominiums, of record in Instrument No. 20121203-0110932, Register's Office for Davidson County, Tennessee. (5) Storm Water Detention Agreement, of record in Book 6601, page 519, Register's Office for Davidson County, Tennessee. (6) All Matters as shown on the Plan of record in Book 547, page 156, Register's Office for Davidson County, Tennessee. (7) 2016 taxes which have been prorated and assumed by the Grantee(s) herein.

This is improved property, known as **3382 Roderick Square, Nashville, TN 37215**

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as hereinabove set out. 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 **10th** day of **August, 2016.**

Gail Pigg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Gail Pigg,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **August, 2016.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17