Davidson County DEEDWARR
Recvd: 11/03/16 15:16 3 pgs
Fees:18.00 Taxes:1441.15
20161103-0116691

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Isabel Biggs 6607 Wilhugh Place Nashville, TN 37209	Bank of Tennessee P.O. Box 4980 Johnson City, TN 37602	102-08-0-084.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHRISTOPHER FORBES AND WIFE, KATHERINE FORBES**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ISABEL BIGGS~~A MARRIED WOMAN~~**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

*and husband, Dewayne L. Biggs

Land in Davidson County, Tennessee, Being Lot No. 99 of Section V of Horton Heights, a Subdivision of record in Book No. 1835, Page No. 130, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 99, fronts 115 feet on the easterly side of Wilhugh Place, and extends back between lines 266.1 feet on the northerly side and 264.6 feet on the southerly side, to an irregular line in the rear measuring 117 feet thereon.

Being the same property conveyed to Christopher Forbes and Katherine Coe, both unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed, from Donald Ray Young and David Allen Young, Co-Executors of the Estate of Jane Hardwick Young, of record on 02/11/2014, at Instrument No. 20140211-0012143, Davidson County Register of Deeds. Katherine Coe is now known as Katherine Forbes.

This is improved property known as **6607 Wilhugh Place, 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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **28th** day of **October**, **2016**:

Christopher Forbes

Katherine Forbes

Katherine Forbes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTOPHER FORBES AND KATHERINE FORBES**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of October, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $389,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016:

Notary Public

My Commission Expires: 12/10/2019

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY