WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099171 DEEDWARR
Recvd: 11/09/16 11:07 2 pgs
Fees:13.00 Taxes:647.50
20161109-0118535

W-FSBO-16-0966-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

K. Hollobaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)
Katherine W. Hollobaugh and Sean Hollobaugh	**Bank of America, N.A.**	
(NAME) **966 Caldwell Lane**	(NAME) **Attn: Closing Protection, MS: TX2-972-04-02**	**118-13-0-126.00**
(ADDRESS) **Nashville, TN 37204-4040**	(ADDRESS) **Plano, TX 75024**	
(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, **AMY WIGGER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE W. HOLLOBAUGH AND SEAN HOLLOBAUGH, WIFE AND HUSBAND,** 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:

PATRICK

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lipscomb Heights of record in Plat Book 2083, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Southerly margin of Caldwell Lane, at the common corner of Lots 1 and 16; thence with the line between said lots, Southerly 224.2 feet to a point in the Northerly line of Lot 2; thence with the line between Lots 1 and 2, Westerly 210 feet to the Easterly margin of Lealand Lane; thence with the margin of said Lane, Northerly 175 feet to the beginning of a curve; thence along said curve Northeasterly 28.07 feet to a point on the Southerly margin of Caldwell Lane; thence with the margin of the same Easterly 158.7 feet to the point of beginning.

Being the same property conveyed to Amy Wigger by Quitclaim deed from Linda Williams and Carol Hammond of record in Instrument No. 20020528-0063972 Register's Office for Davidson County, Tennessee, dated May 09, 2002 and recorded on May 28, 2002. Said property is not and has never been the primary marital residence for the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 61, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6298, Page 877, Book 3345, Page 74 and Book 2438, Page 391, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2196, Page 106, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **966 Caldwell Lane, Nashville, Tennessee 37204-4040**.

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 4th DAY OF NOVEMBER, 2016.

Amy Wigger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY WIGGER, 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 4th of November, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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