Davidson County DEEDWARR
Recvd: 12/06/16 10:27 3 pgs
Fees:18.00 Taxes:582.75
20161206-0127797

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1356**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/05/2016**, by and between **Gary W Biggs II and Kelly Ross Searcy-Biggs, Husband and Wife**, parties of the first part, and **William J. Hall and Stephanie C. Ruhl, both unmarried as Joint Tenants with Rights of Survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Being all of Lot No. 19, Block D, Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all of the same property conveyed to Gary W. Biggs, II, unmarried by Special Warranty Deed from Regions Bank, dated 12/15/2009, of record in Instrument No. 20091222-0116224, Register's Office for Davidson County, Tennessee.

Kelly Ross Searcy-Biggs joins in to convey any and all martial rights she may have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **43-9-100**
☒ Improved **261 Cumberland Ave, Madison, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Gary W Biggs II

Kelly Ross Searcy-Biggs,

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gary W Biggs II** and **Kelly Ross Searcy-Biggs,** me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 5th day of December, 2016..

Notary Public

My Commission Expires: 5/6/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **William J. Hall and Stephanie C. Ruhl**

and Address: **261 Cumberland Ave, Madison, TN 37115**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$157,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 5th day of December, 2016..

Notary Public

My Commission Expires: 6/28/17

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

