Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160108450 DEEDWARR
Recvd: 12/09/16 11:42 2 pgs
Fees:13.00 Taxes:1707.18
20161209-0129438

02-1609-50043

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $461,400.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2016.

Notary Public
My commission expires: 3/7/17

JULIE E. DYESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Justin Testerman	Peoples Home Equity	172-06-0-A-047.00-CO
5113 Stone Mountain Court	5205 Maryland Way Ste 101	
Nashville TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melinda K. Rigsby, an unmarried person**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Justin Testerman and Victoria Testerman, Husband and Wife**, hereinafter called the Grantees, their successors 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 Lot No. 57, on the Plan of Mountain View, Section 2, of record in Book 9700, Pages 656 and 657, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melinda K. Rigsby, an unmarried person by deed from Jim N. Jirjis and wife, Tammy S. Jirjis, dated September 28, 2007, recorded October 4, 2007, of record in Instrument No. 20071004-0118366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5113 Stone Mountain Court, Nashville, TN 37211.

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, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 7th day of December, 2016.

Melinda K. Rigsby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Melinda K. Rigsby and** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 7th day of December, 2016.

State of Tennessee , Notary

My Commission expires: 3/7/17

JULIE E. DYESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206