(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112901 DEEDWARR
Recvd: 12/22/16 10:20 2 pgs
Fees:13.00 Taxes:597.55
20161222-0134663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Diedra D. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-7-19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Julia P. Quiggins	CENTURY Lending Company	107 13 0 008.00
(NAME)	(NAME)	
880 Kipling Dr.	9931 CORPORATE CAMPUS DR	
(ADDRESS)	STE 1200(ADDRESS)	
Nashville, TN 37217	LOUISVILLE, KY 40223	

For and in consideration of the sum of One Hundred Sixty-One Thousand Five Hundred And No/100 Dollars ($161,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tammy G. Crumpler, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julia P. Quiggins, a single woman**, 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 all of Lot No. 346 on the Map of MIRO MEADOWS, Second Addition, according to survey and plat of same appearing of record in Book 1424, page 112, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Said Lot No. 346 fronts 120 feet on the easterly side of Kipling Drive as measured around a slight curve and runs back between lines, 236.2 feet on the northerly line and 235.5 feet on the southeasterly line to a dead line in the rear of which it measures 18 feet.

Being the same property conveyed to Tammy G. Crumpler by Warranty Deed from Martha Evelyn Thompson, a widow dated June 8, 2010 and recorded June 14, 2010 as Instrument No. 20100614-0045898, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 880 Kipling Dr., Nashville, TN 37217

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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. 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 19th day of December, _____

Tammy G. Crumpler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tammy G. Crumpler, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2016.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MCNEESE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-167587SSO