WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000673 DEEDWARR
Recvd: 01/04/17 10:59 2 pgs
Fees:13.00 Taxes:710.40
20170104-0000778

P-FSBO-16-5025-T

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Amy Wigger	**New Owner**	
(NAME)	(NAME)	**131-01-0D-006.00-CO**
5531 Granny White Pk		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **MARGARET A. ALLEN PARKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY WIGGER AND MARK WIGGER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Georgetown Condominiums of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Georgetown Condominiums, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Margaret A. Allen, unmarried by Warranty deed from Elizabeth Catherine McGovern, unmarried of record in Instrument No. 20050907-0107832 Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 07, 2005. The said Margaret A. Allen being one and the same, and now known as, Margaret A. Allen Parker.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 4;
- Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516;
- HOA Charter of Irecord in Book 5233, Page 459;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575;
- Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859;
- Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650;
- Easement of record in Instrument No. 20020122-0008269;
- Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association of record in Instrument No. 20120731-0067332;
- Grant of Easement of record in Instrument Nos. 20110620-0047283 and 20150505-0040558, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike, #2-L, Nashville, Tennessee 37215**.

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 30th DAY OF DECEMBER, 2016.

Margaret A. Parker

Margaret A. Allen Parker *

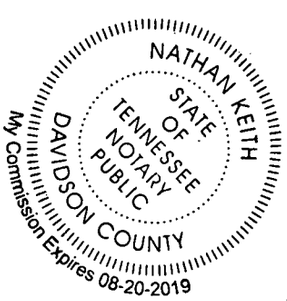
STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET A. ALLEN PARKER*, 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/they executed the within instrument for the purposes therein contained.

* A/k/A Margaret A. Parker

Witness my hand and official seal, this the 30th of December, 2016.

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



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