WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170013094 DEEDWARR
Recvd: 02/13/17 13:48 2 pgs
Fees: 13.00 Taxes: 555.00

20170213-0014884

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARLTON W. ORANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: FEBRUARY 4, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zeda Riggs	Citibank, N.A.	043-04-0-010.00
(NAME)	(NAME)	
104 Hiller Drive	1000 Technology Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	O'Fallon, MO 63368	
(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 considerations, the receipt of which is hereby acknowledged, we, **Yolanda Nelson and Robert L. Nelson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Zeda Riggs, single**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 29 on the Plan of Swinging Bridge Heights, of record in Plat Book 2854, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yolanda Nelson, and husband Robert Nelson by Warranty Deed from Loys A. Hubbard, as Trustee of the Loys A. Hubbard Revocable Living Trust Dated 07/22/2003, dated 05/11/2005, recorded 05/19/2005 of record in Instrument No. 20050519-0056669, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 2854, Page 114; and, Covenants, conditions, easements and restrictions of record in Book 3104, Page 313, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Hiller Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 23rd day of January, 2017.

Yolanda Nelson

Robert L. Nelson

State of Tennessee
County of Wilson

Personally appeared before me Yolanda Nelson and Robert L. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of February, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Prepared by and **Return to:**
Regency Title & Escrow, LLC
6070 Poplar Avenue, Ste 700
Memphis, TN 38119
901-753-9499