Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0025

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **424,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-6-20

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170020664 DEEDWARR
Recvd: 03/10/17 09:12 2 pgs
Fees: 13.00 Taxes: 1570.65
20170310-0023655

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery T. Wiggins	First Community Mortgage, Inc.	
5409A Tennessee Avenue	275 Robert Rose Drive	09106043900
Nashville, TN 37209	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tennessee Avenue Development LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery T. Wiggins and Mary Jo Wiggins, husband and wife**

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 Lot No. 1314, Block 186 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Linda Saunders, married by Warranty deed from Michael Glenn Anderson and Linda Joyce Barber, Co-Executors of the Estate of Jessie E. Anderson of record in Instrument No. 20151120-0117896 Register's Office for Davidson County, Tennessee, dated November 17, 2015 and recorded on November 20, 2015.

Being a portion of the same property conveyed to Tennessee Avenue Development LLC by Quitclaim deed from Linda Saunders of record in Instrument No. 20160816-0085475 Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on August 16, 2016.

Being the same property conveyed to Tennessee Avenue Development LLC by Quitclaim deed from Tennessee Avenue Development LLC of record in Instrument No. 20160816-0085476 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 16, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5409A Tennessee Avenue, Nashville, TN 37209.**

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, 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 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 the 8th day of March, 2017.

Tennessee Avenue Development LLC, a Tennessee limited liability company

BY: _____

ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared John E. Coleman, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, **Tennessee Avenue Development LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 8th day of March, 2017.

My Commission expires 11/3/20

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY