# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170033232 DEEDWARR
Recvd: 04/20/17 09:28 2 pgs
Fees:13.00 Taxes:222.00

20170420-0038677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph M. Branch<br>420 Walton Lane<br>Unit I-36<br>Madison, TN 37115 | Joseph M. Branch<br>420 Walton Lane<br>Unit I-36<br>Madison, TN 37115 | 51-15-A 36 CO |
| (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, **RIGDEN MILL PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH M BRANCH, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. I-36 on the Plan of Quail Creek Condominium of record in plat Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, described in Book 6328, page 44, et seq., said Register's Office.**

**Being the same property conveyed to Rigden Mill Properties, LLC by deed dated November 6, 2015, from John M. Williams of record in Instrument No. 20151109-0114155, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to 2017 Real Property taxes; All matters appearing on the Master Deed and Bylaws of record in Book 6328, page 44, said Register's Office; and Easements of record in Instrument No. 20120228-0017172 and Instrument No. 20130709-0070572, said Register's Office.**

unimproved
This is improved x property, known as 420 Walton Lane, Unit I-36, Nashville, TN 37216
(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 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 18 day of April, 2017

RIGDEN MILL PROPERTIES, LLC

BY: _____

GREGORY S. FRAZIER, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Gregory S. Frazier, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Manager of Rigden Mill Properties, LLC the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 18 day of April, 2017.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public