BILL GARRETT, Davidson County
Trans:T20170033827 DEEDWARR
Recvd: 04/21/17 12:40 2 pgs
Fees:13.00 Taxes:610.50
20170421-0039383

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of April, 2017, by and between Michelle T. Peterson, Executrix of The Estate of Alease C. Thompson Docket No. 16P1864 Davidson County Probate Court, Tennessee, and Michelle T. Peterson, party of the first part, and Billy J. Rigsby, Sr., unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being apartment unit #1101, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, Register's Office for said County, as amended in Book 6478, Page 742, Instrument No. 20080624-0065008 and 20120516-0042527, Register's Office for said County, together with the undivided percentage interest in the Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Wesley R. Thompson and Alease C. Thompson by virtue of that certain Quit Claim Deed dated October 2, 1992, and being of record at Book 8756, Page 528 in the Register's Office of Davidson County, Tennessee. Wesley R. Thompson died leaving Alease C. Thompson as the remaining tenant by the entirety. Alease C Thompson died testate on 09/30/2016, her will being probated at Docket No. 16P1864 in the Probate Court of Davidson County, Tennessee. Her heirs at law being Michelle T. Peterson and Michael Cunningham Thompson.
Michael Cunningham Thompson died intestate. Affidavit of heirship of record for Michael Cunningham Thompson of record at Instrument No. 20170421-0039382.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michelle T. Peterson, Executrix

Michelle T. Peterson, Executrix

Michelle T. Peterson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michelle T. Peterson, Executrix, of The Estate of Alease C. Thompson Docket No. 16P1864 Davidson County Probate Court, Tennessee with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michelle T. Peterson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	Billy J Rigsby, Sr. 6666 Brookmont Terrace, Unit 1101, Nashville, TN 37208
Tax Parcel No	129140A12500CO
Property Address:	6666 Brookmont Terrace, Unit 1101, Nashville, TN 37208
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of April, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____