BILL GARRETT, Davidson County
Trans:T20170041045 DEEDWARR
Recvd: 05/15/17 10:26 2 pgs
Fees:13.00 Taxes:747.40
20170515-0047814

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 5th day of May, 2017, by and between Curtis B Riggins, and wife Jameela Riggins, party of the first part, and Ellen Moore, a single woman, 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:

BEING Lot No. 103 on the Plan of Cedarwood Estates, Section 2, of record in Book 4860, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Curtis B. Riggins by virtue of that certain Warrantay Deed dated August 26, 1998, and being of record at Book 11090, Page 184 in the Register's Office of Davidson County, Tennessee.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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 restrictions at Plat Book 4860, Page 58 and Book 4963, Page 42 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Curtis B Riggins

Jameela Riggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 5th day of May, 2017.

Notary Public

My Commission Expires: 91018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ellen Moore
257 Cedarcreek Drive
Nashville, TN 37211

Tax Parcel No 17301002400

Property Address: 257 Cedarcreek Drive
Nashville, TN 37211

MAIL TAX
BILLS TO: Franklin Synergy Bank
722 Columbia Avenue
Franklin TN 37064

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 $202,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of May, 2017.

Priscilla C. Urbanek
Notary Public

My Commission Expires: March 3, 2020

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE