BILL GARRETT, Davidson County
Trans:T20170069413 DEEDWARR
Recvd: 08/10/17 15:08 2 pgs
Fees:13.00 Taxes:1507.75
20170810-0082148

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Big Dog Properties, Inc.

TO: Kristina L. Bigham
1159 BLAIRFIELD DR
ANTIOCH, TN 37013

MAP & PARCEL:
146-14-0-066.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Big Dog Properties, Inc., a Tennessee Corporation, Grantor herein; has bargained and sold and by these presents does convey unto Kristina L. Bigham, Grantee herein, her successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled The Estates at Radnor Lake, of record as Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING part of the same property conveyed to Big Dog Properties, Inc. by deed from Mary M. Enoch and LeeAnne Enoch Abernathy, of record in Instrument No. 20050118-0006330, dated January 14, 2005, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2017 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Matters shown on the Plan of record in Instrument No. 20060112-0004786, Register's Office of Davidson County, Tennessee; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in instrument of record in Instrument No. 20060117-0006381, said Register's Office; Sanitary Sewer Easement of record at Book 7857, page 653 and Book 7860, page 143, said Register's Office; Matters shown on the Plan of record at Plat Book 2900, page 122, said Register's Office; Matters shown on the Plan of record at Plat Book 3500, page 58, saikd Register's Office; Restrictive Covenants contained in instrument of record in Book 6926, page 756, said Register's Office; Right-of-Way Easement of record in Book 11712, page 565, said Register's Office; Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions in Instrument No. 20060117-0006381, said Register's Office; Easements as set forth in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions in Instrument No. 20060117-0006381, said Register's Office; and all other matters of record.
>
> This is unimproved property known as 834 Otter Creek Road, Nashville, TN 37220, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her successors and assigns forever. Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor does further covenant and bind itself

and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantee, her successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 8th day of August, 2017.

Big Dog Properties, Inc.
By: Mike Campbell, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Mike Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Big Dog Properties, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation himself as such officer. WITNESS my hand, at office this the 8th day of August, 2017.

NOTARY PUBLIC

My commission expires: 7/12/21

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $407,500.00.

Affiant

SWORN to and subscribed before me,
this the 8TH day of AUGUST, 2017.

NOTARY PUBLIC

My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021