PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170071420 DEEDWARR
Recvd: 08/17/17 09:55 2 pgs
Fees:13.00 Taxes:823.25
20170817-0084474

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jimmy Allen Cheshire and wife Heather Cheshire f/k/a Heather Wiggins have this day bargained and sold and does hereby transfer and convey unto Richard Muir, an unmarried man, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Farmingham Woods, Phase 3, as shown on plat of record in Plat Book 7900, Page 554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Heather Wiggins and Jimmy Allen Cheshire, wife and husband by Quitclaim Deed from Heather Wiggins dated 12/16/11, of record in Instrument No. 20111228-001317, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather Wiggins, unmarried by Warranty Deed from Christopher A. Malone and wife, Heather M. Malone, dated 08/17/06, of record in Instrument No. 2060828-0105843, Register's Office for Davidson County, Tennessee.

This is improved property known as 5613 Royal Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Richard Muir, an unmarried man, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 15th day of August, 2017.

Jimmy Allen Cheshire

Heather Cheshire f/k/a Heather Wiggins

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jimmy Allen Cheshire and Heather Cheshire f/k/a Heather Wiggins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of August, 2017.

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $222,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of August, 2017.

My Commission Expires: 10-7-19

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

Map & Parcel No.: 087-05-0-A-107.00

Name and address of new owner:
~~Send tax bills to~~
Richard Muir
820 N. Mountain Ave. #230
Upland, CA 91784

Send Tax Bills To:
Farmington Mortgage
2002 Richard Jones Rd., Ste. 300A
Nashville, TN 37215