This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 2295-208B

ADDRESS NEW OWNER:
William Lyle Paschal
520 Dutchmans Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FARMINGTON MORTGAGE
A DIVISION OF CAPSTAR BANK
2002 RICHARD JONES ROAD, SUITE 300A
NASHVILLE, TN 37215

MAP **07507014500**

BILL GARRETT, Davidson County
Trans:T20170078652 DEEDWARR
Recvd: 09/08/17 09:53 2 pgs
Fees:13.00 Taxes:769.60
20170908-0092353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jill Richardson Rigsby and husband, Joshua M. Rigsby,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **William Lyle Paschal and Allison Wills Paschal, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 208, on the Plan of Highlands of Tulip Grove, Section III, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> Being the same property conveyed to Jill Rana Richardson by deed from Rick Patterson and wife, Colleen Patterson dated March 12, 2010, of record in Instrument No. 20100316-0019733, Register's Office for Davidson County, Tennessee. Jill Rana Richardson, Jill Richardson Rigsby, and Jill Rigsby are one and the same person.

This is improved property known as 520 Dutchmans Drive, Hermitage, Tennessee 37076. Possession is to be given on September 7, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES-17-520

WITNESS our hands this the 5th day of September, 2017.

Jill Richardson Rigsby

Joshua M. Rigsby

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jill Richardson Rigsby and Joshua M. Rigsby**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2.2.2021

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $208,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of September, 2017.

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2.2.2021