Bill Garrett Davidson County
Batch# 24601 DEEDWARR
11/09/2017 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $906.13
20171109-0115791

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33952-10-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $244,900.00. Kristina K. Affiant Subscribed and sworn to before me this 9th day of November, 2017. Notary Public My Commission Expires: 4/15/21 Danielle Marie Crane State of Tennessee Notary Public Rutherford County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel V. Riggins 181 Wheeler Avenue Nashville, TN 37211	Guaranty Trust 316 Robert Rose Murfreesboro, TN 37129	Map and Parcel No.: 133 07 0 216 00

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 of which is hereby acknowledged, Andrea Jones, also known as Andrea Tess Jones, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Rachel V. Riggins, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 181 Wheeler Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of November, 2017.

Andrea Jones aka Andrea Tess Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea Jones aka Andrea Tess Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2017.

Notary Public
My Commission Expires: 9/7/21

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Farley Heights, as of record in Plat Book 2083, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrea Jones aka Andrea Tess Jones by deed dated April 30, 2013 from Robert C. Anderson and wife, Barbara Anderson of record in Instrument No. 20130502-0044356, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018 and subsequent years, a lien, but not yet due and payable, which have been assumed by Grantee. Map and Parcel No. 133 07 0 216 00.
2. Restrictive covenants contained in an instrument of record in Book 2153, page 99, and Book 2298, page 532, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2083, page 50, Register's Office for Davidson County, Tennessee.
4. Plumbing Permit of record in Book 9367, page 178, Register's Office for Davidson County, Tennessee.
5. Electrical Permit of record in Book 9367, page 179, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Danielle Marie Crane**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Marie Crane
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Shelly Lufkin**, a notary public for this county and state, **Danielle Marie Crane**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly Lufkin
Notary's Signature

My Commission Expires: 5/19/20

Notary Seal:

