Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 28207 **DEEDWARR**
11/20/2017 01:45:56 PM 2 pgs
Fees: $13.00 Taxes: $1,323.68

20171120-0118966

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Wiggins	New Owner	180 04 0A 009.00
(NAME)	(NAME)	
508 Elmont Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Gosnell and Courtney Moore, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vesting is Margaret A. Wiggins, a single woman, and Melissa K. Wiggins and Matthew Wiggins, husband and wife, as joint tenants with rights of survivorship** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 9 on the Plan of Section One, Highland Creek, of record in Plat Book 9700, Pages 959 and 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Gosnell and Courtney Moore, husband and wife by Warranty Deed from Jason A. Barnett and wife, Rachel Anne Barnett, dated 03/17/2009 recorded 03/20/2009, of record in Instrument No. 20090320-0024974, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Pages 959 and 960, (2) Covenants, conditions, easements and restrictions of record in Book 11568, Page 311, First Supplementary Declaration of record in Instrument No. 200004130037474, By-Laws of record in Book 11568, Page 301, (3) Restrictive Covenants and Declaration of Easement of the Dean Freetly Property of record in Book 5266, Page 40, (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516, Book 10569, Page 732, (5) Stormwater Detention Agreement of record in Book 11338, Page 738, (6) Quitclaim Deed of record in Instrument No. 20031014-0151693, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 508 Elmont Terrace, Nashville, TN 37211

File No.: 01288-39421
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of September, 2017.

Phillip Gosnell

Courtney Moore

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip A. Gosnell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of September, 2017.

Casey Chavis

Notary Public

My Commission Expires: 01-06-2020

CASEY CHAVIS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney V. Moore, the bargainor(s), 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 and official seal at office this 1 day of September, 2017.

Casey Chavis

Notary Public

My Commission Expires: 01-06-2020

CASEY CHAVIS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129