Return to:

342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1099

Bill Garrett Davidson County
Batch# 83574 DEEDWARR
04/23/2018 09:36:14 AM 2 pgs
Fees: $13.00 Taxes: $1,320.90

20180423-0037803

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mathew L. Wiggins and Kendra A. Wiggins fka Kendra A. Good, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shannon Skinner, unmarried and Michael Lester, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being part of Lot 1 on the Map of Westdale Subdivision of record in Plat Book 547, page 50, which is part of the West End Park Company's 240 acre tract of land in West Nashville, being described as follows according to a survey by John Kohl, dated March 18, 1967 and partly by survey dated December 4, 1972.

Beginning at a point in the Westerly margin of 37th Avenue, North formerly Pilcher Avenue, being the same point where the North line of the above mentioned 240 acre tract intersects said margin of said Avenue and also being the Southeast corner of E.F.P'Pool's property; thence with the North line of 240 acre tract above mentioned and the South line of P'Pool, North 88 deg. West 297 feet to a point in the Northwest corner of said property, said point being in the Easterly margin of an alley; thence with said alley, South 3 deg. West 50 feet to a point; thence South 89 deg. more or less East 297.00 feet more or less to a point in the West margin of 37th Avenue, North; thence with the West margin of said Avenue, Northwardly 50 feet to the point of beginning.

Being the same property conveyed to Mathew L. Wiggins and Kendra A. Good, husband and wife, by deed from Gavin L. Walker and Angela M. Walker, husband and wife, dated December 2, 2014, of record in Instrument No. 20141205-011865, Register's Office for Davidson County, Tennessee. Kendra A. Good now goes by Kendra A. Wiggins.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 237 37th Avenue North, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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 THE EXECUTION HEREOF this 19th day of April, 2018.

Mathew L. Wiggins

Kendra A. Wiggins

State of Tennessee)
County of Davidson)

On this 19th day of April, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mathew L. Wiggins and Kendra A. Wiggins, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-INGRAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 357,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of April, 2018.

Notary Public

My Commission Expires: 6/12/21

VALERIE L KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-12-2021

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shannon Skinner 237 37th Avenue North Nashville, TN 37209	New owner	092-13-0-322.00