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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 84253 DEEDWARR
04/24/2018 11:36:02 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20180424-0038520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $459,900.00.

Affiant

Subscribed and sworn to before me this 19th day of April, 2018.

Notary Public
My Commission Expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

18-0152

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kendra Wiggins	MIG	
5212 Illinois Avenue	8320 East Walker Springs Lane #2	091-11-0-045.00
Nashville, TN 37209	Knoxville TN 37923	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael Allison, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mathew Wiggins and Kendra Wiggins, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1121 of Block No. 164 on the Plan of West Nashville No. One of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael Allison by Warranty deed from Carl R. Johnson, unmarried and Margaret M. Johnson, unmarried and Carla Michelle Johnson Hedgecoth, unmarried, as tenants in common with right of survivorship of record in Instrument No. 20170502-0043076 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on May 02, 2017.

Being the same property conveyed to Michael Allison by Quitclaim deed from Michael Allison of record in Instrument No. 20170714-0071202 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 14, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5212 Illinois Avenue, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 19th day of April, 2018.

Michael Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Allison**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of April, 2018.



D. Shayne Adair, Notary Public
Davidson
My Commission Expires: 6/24/18