WARRANTY DEED

Bill Garrett Davidson County
Batch# 95015 DEEDWARR
05/21/2018 02:52:29 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20180521-0048589

O-VRES-18-2825

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07/06/20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Kylah Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2018.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Regional Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**092-06-0-394.00**
P.O. Box 707		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37041-0707		
(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 consideration, the receipt of which is hereby acknowledged, **ANTHONY JEROME WIGGINS (A/K/A ANTHONY WIGGINS), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGIONAL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of T. M. Steger's Clifton Pike Subdivision of the Barrow Place of record in Plat Book 421, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 40 feet on the southerly side of Clifton Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Cleveland Wiggins and wife, Cerella Brown Wiggins by Warranty deed from Jack J. Cohen and Sam Garfinkle of record in Book 2742, page 190, Register's Office for Davidson County, Tennessee, dated March 19, 1958 and recorded on March 19, 1958. The said Cleveland Wiggins having since died on July 21, 1971, leaving Cerella B. Wiggins as the sole tenant by the entirety. The said Cerella B. Wiggins having since died on May 18, 2015, leaving the said Anthony Jerome Wiggins (also known as Anthony Wiggins) as her sole heir at law as evidenced by Affidavits of Heirship of record in Instrument Numbers 20180521004858 7 and 20180521004858 8, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2825 Clifton Ave., Nashville, Tennessee 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(S), their heirs and 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), 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 my/our hand(s) this the 15th DAY OF MAY, 2018.

Anthony Jerome Wiggins Jr.
Anthony Jerome Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of May, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212