Bill Garrett Davidson County
Batch# 105299 DEEDWARR
06/15/2018 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,009.10
20180615-0057862

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $43,000.00.

Affiant

Subscribed and sworn to me on 06/15/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey Riggs 1202-B Cedar Lane Nashville, TN 37212	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	118050C00500CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sarah E. Everage, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeffrey Riggs, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, TN, being Unit No. 2, together with the appurtenant interest in the common elements of Cedar Lane Condominiums, a horizontal property regime established by Master Deed of record in Inst. No. 20020530-0065774, said Register's Office, said Unit being depicted on the Condominium Site Plan attached to Exhibit B to the amendment to the Master Deed and adding Phase Two in Inst. No. 20020712-0084158 and in Inst. No. 20030408-0046333 being located upon Lot No. 2 on the Plan of Cedar Lane Subdivision of record in Inst. No. 20020205-0015653, said Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Sarah E. Everage, unmarried by Warranty Deed from Rebecca J. Staten and J. R. Staten, wife and husband, recorded on the 27th day of July, 2010 in Instrument No. 20100727-0058922, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1202-B Cedar Lane, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 06/15/18.

Sarah E. Everage

Sarah E. Everage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/15/18, before me personally appeared Sarah E. Everage, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 06/15/18.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY