Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1436

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 12th, 2018

Notary Public
Commission Expires: 5/25/22

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Bill Garrett Davidson County
Batch# 116749 DEEDWARR
07/16/2018 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,269.10
20180716-0068941

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peggie H Davidson and Lewis E Davidson 1217 Chickadee Circle Nashville, TN 37076	new owner	098-06-0B-065.00-C

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,

S. Lynette Herndon and John Paul Wiggs, Jr., Co-Trustees, Wiggs Family Living Trust Agreement dated June 30, 2014

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peggie H Davidson and Lewis E Davidson, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. A of Lot 58D on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076 and as shown on the plat of record in Instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Paul Wiggs, Sr and Rebecca A. Wiggs, husband and wife by Warranty deed from Frank Batson Homes, Inc of record in Instrument No. 20080102-0000172 Register's Office for Davidson County, Tennessee, dated December 31, 2007 and recorded on January 02, 2008. Also being the same property conveyed to S. Lynette Herndon and John Paul Wiggs, Jr., Co-Trustees, Wiggs Family Living Trust Agreement dated

June 30, 2014 by Quitclaim deed from John Paul Wiggs, Sr and Rebecca A. Wiggs, husband and wife of record in Instrument No. 20140722-0064827 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 22, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1217 Chickadee Circle, Nashville, TN 37076

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 12, 2018.

Wiggs Family Living Trust Agreement dated June 30, 2014

S. Lynette Herndon

S. Lynette Herndon, Co-Trustee

John Paul Wiggs, Jr., Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **S. Lynette Herndon, Co-Trustee, Wiggs Family Living Trust Agreement Dated June 30, 2014** 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 Brentwood, Tennessee this 12th day of July, 2018.

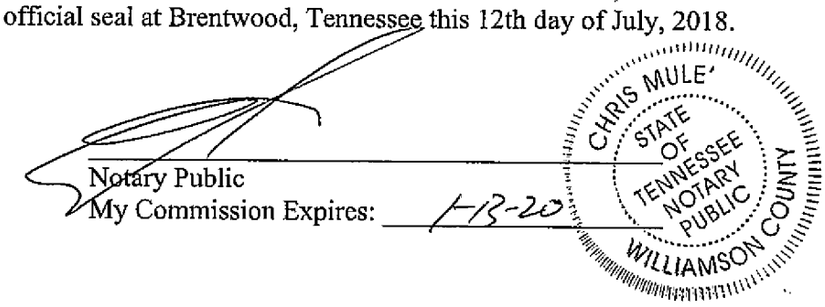
Notary Public
My Commission Expires: 1-13-20

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Paul Wiggs, Jr., Co-Trustee, Wiggs Family Living Trust Agreement dated June 30, 2014** 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 Brentwood, Tennessee this 12th day of July, 2018.



Notary Public
My Commission Expires: 1-13-20

True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY