WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00.

Affiant

File #2018-161

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me on July 27, 2018.

NOTARY PUBLIC
My Commission Expires: 1/3/22

Bill Garrett Davidson County
Batch# 122390 DEEDWARR
07/30/2018 03:16:10 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180730-0074233

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Kourtney Arthur Zahn and Faith Zahn 4645 North Kenwood Ave. Indianapolis, IN 46208	New Owner	119-10-0-229.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BARBARA DOWDEN BIGGS, UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **KOURTNEY ARTHUR ZAHN AND FAITH ZAHN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Tuggle Heights Subdivision, as of record in Book 1130, page 90, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Tuggle Avenue at the corner of Lots Nos. 2 and 4; thence along said Avenue, northwardly 54.44 feet to the beginning of a curve; thence around said curve in a northeasterly direction 32 feet to the southerly margin of Thompson Lane; thence along said Lane, eastwardly 136.7 feet; thence southwardly 73.6 feet to the corner of Lots Nos. 2 and 4; thence with the line between said lots, westwardly 157.2 feet to the beginning.

Being the same property conveyed to BARBARA DOWDEN BIGGS, by Quitclaim Deed from JERRY DEAN BIGGS, of record in Book 11403, page 537, Register's Office for Davidson County, Tennessee. Barbara Dowden Biggs having married and divorced Jerry Dean Biggs by Final Decree of Divorce and Martial Dissolution Agreement, entered March 31, 1999, Docket No. 99D-91, in the Fourth Court for Davidson County, Tennessee at Nashville.

Barbara Dowden Biggs is one and the same person as Barbara Kay Biggs, Barbara Dowden Little, and Barbara Kay Puckett.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville TN 37212

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2900 Tuggle Avenue, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that she 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 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 my hand on July 27, 2018.

Grantor:

Barbara Dowden Biggs

Barbara Dowden Biggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **BARBARA DOWDEN BIGGS**, the within named bargainor, 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, at office, this 27th day of July, 2018.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY