Bill Garrett Davidson County
Batch# 129596 DEEDWARR
08/16/2018 07:46:30 AM 2 pgs
Fees: $13.00 Taxes: $381.10
20180816-0081014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carter Realty Investments	Carter Realty Investments	150-02-0-122.00
(NAME)	(NAME)	
P.O. Box 1633	P.O. Box 1633	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121	Mt. Juliet, TN 37121	
(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 considerations, the receipt of which is hereby acknowledged, we, **Terri Wiggins, formerly known as Terri S. DeMoss and Mario Wiggins, wife and husband**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Carter Realty Investments**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot 18-A of the Zone Lot Division of Lots 18 and 19, Justin Towne, Section Two, as of record in Plat Book 5200, Page 528, as amended in Plat Book 5200, Page 665, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Terri S. DeMoss, an unmarried person by Warranty Deed dated 11/30/2001 from Stephen Ray Seat and wife, Suzanne L. Seat of record in Instrument 200112070135102, Register's Office for Davidson County, Tennessee.

Mario Wiggins joins herein to convey any interest which he might have in the subject real estate, by virtue of his marriage to Terri Wiggins.

This conveyance is made subject to (1) all matters as set forth per Plat at Book 5200, Page 528, and amended at Plat at Book 5200, Page 665, said Register's Office (2) Restrictions of record in Book 6171, Page 413, said Register's Office and (3) Restrictions of record in Book 6182, Page 896, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3153 Justin Towne Ct., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 14th day of August, 2018.

Terri Wiggins, formerly known as Terri S. DeMoss

Mario Wiggins

State of Tennessee
County of Rutherford

Personally appeared before me Terri Wiggins* and Mario Wiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2018.

Notary Public Megan Trussell
My Commission Expires: 11-20-2021

MEGAN M TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

*formerly known as Terri S. DeMoss

Certificate of Authenticity

I, ASHLEE D PAGE, 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

File No.: 01451-3852
SMG TN Warranty Deed

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019