STATE OF ~~Tennessee~~ VIRGINIA
COUNTY OF ~~Sumner~~ FAIRFAX

Karen Y Johnson Davidson County
Batch# 146471 DEEDWARR
09/28/2018 02:02:12 PM 2 pgs
Fees: $13.00 Taxes: $1,167.35
20180928-0096445

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,500.00.

Susan Elizabeth Turnbach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2018.

NICHOLAS A. RIVERA
NOTARY PUBLIC 7541598
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2021

Notary Public
MY COMMISSION EXPIRES: JUNE 30, 2021
File No. 18-3133

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Elizabeth Turnbach (NAME)	New Owner (NAME)	033-13-0A-021.00-C
848 Fannic Drive (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Natalie Q. Wiggins, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Elizabeth Turnbach, an unmarried woman,** 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 the 3rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on the plan of Hidden Springs, Phase One, Section Two, a Plat of record in Instrument No. 20050209-0015118, in the 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 Natalie Q. Wiggins, unmarried by Deed dated April 21, 2006 from Southern Home Builders, LLC, a Tennessee limited liability company, recorded May 9, 2006, in Instrument Number 20060509-0054456, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Instrument Nos. 201104290032920, 200512150150527 and 200506010061804, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200502090015118, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement as recorded in Instrument No. 200407280090336, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer/storm drainage as recorded in Book 7885, pages 733, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 848 Fonnic Drive, Nashville, TN 37207.

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 do 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. Whenever 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 25 day of September, 2018.

Natalie Q. Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of September, 2018, before me personally appeared Natalie Q. Wiggins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 25 day of September, 2018.

Notary Signature

My commission expires:

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066