WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 185,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE **27th** DAY OF **September2018**

Notary Public

MY COMMISSION EXPIRES: 3/2/21
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis Dirr and Mayra Z. Velasquez-Lobo	Same as new owner	26-6-45.00
125 Canton Court		
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ***Roy E Wiggs, Robert M. Wiggs aka Robert Michael Wiggs and William J Wigg a/k/a William Joseph Wiggs, as tenants in common with right of survivorship,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Francis Dirr and Mayra Z. Velasquez-Lobo, husband and wife,*** 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 Lot No. 46 as shown on the Final Plat for the Townhomes at Windsor Green, phase 1, Section 2, of record in Inst. No. 20030417-0051548, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maxine R. Wiggs, Roy E. Wiggs, Robert M. Wiggs, and William J. Wiggs, as tenants in common with right of survivorship, by Warranty Deed from Dial Properties, LLC, dated 02/24/2006, and filed for record on 03/01/2006 of record in Instrument Number 20060301-0023887, said Register's Office for said County. The said Maxine R Wiggs died on July 26, 2018.

This instrument is executed on behalf of Roy E Wiggs by Robert Michael Wiggs, his lawful Attorney-in-Fact pursuant to the power and authority vested in him by instrument filed for record in Instrument #20181004-0098605 , Register's Office, Davidson County, Tennessee.

This instrument is executed on behalf of William Joseph Wiggs by Robert Michael Wiggs by his lawful Attorney-in-fact pursuant to the power and authority vested in him by instrument filed for record in Instrument #20181004-0098604 Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

Karen Y Johnson Davidson County
Batch# 148868 **DEEDWARR**
10/04/2018 10:30:53 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20181004-0098606

This is: Unimproved ( )
Improved (xx) Property, known as **125 Canton Court, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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. 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 on this 27th day of September, 2018.

By: Robert Michael Wiggs Attorney-in-Fact

Roy E Wiggs
By: Robert Michael Wiggs, Attorney-in-Fact

By: Robert M. Wiggs Attorney-in-Fact

Wiliam J Wiggs a/k/a William Joseph Wiggs
By: Robert Michael Wiggs, Attorney-in-Fact

Robert M Wiggs aka Robert Michael Wiggs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert M. Wiggs aka Robert Michael Wiggs** the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2018.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 27th day of September, 2018, before me personally appeared Robert Michael Wiggs to me known to be the person who executed the foregoing instrument in behalf of Roy E Wiggs as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Roy E Wiggs

Witness my hand and official seal at Hendersonville, Tennessee, on this 27th day of September, 2018.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 27th day of September, 2018, before me personally appeared Robert Michael Wiggs to me known to be the person who executed the foregoing instrument in behalf of William Joseph Wiggs aka William J Wiggs as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said William Joseph Wiggs aka William J Wiggs

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of September, 2018.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY