Karen Johnson Davidson County
Batch# 207158 DEEDWARR
03/18/2019 03:31:43 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20190318-0024609

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2019.

Notary Public

My commission expires: 9/7/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
805 NW Broad LLC	New Owner	
5019 Mountview Place		14716019700
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENDA K. RIGSBY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **805 NW BROAD LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 6th Civil District of Davidson County, Tennessee, being a tract shown on an unrecorded map of George Hicks and James D. Gillespie Nolensville Road property.

Beginning at a point on the westerly margin of Nolensville Road being North 7 degrees 59' West 200 feet from the Southeast corner of property conveyed to George Hicks and James D. Gillespie by installment deed of record in Book 3762, page 16, Register's Office for Davidson County, Tennessee, then South 82 degrees 01' West 253.18 feet to a point in the easterly line of Whispering Hills Subdivision, Section 5; thence along said line North 1 degree 35' West 100.63 feet to a point; thence North 82 degrees 01' East 241.96 feet to a point on the westerly margin of Nolensville Road; thence along the westerly margin of Nolensville Road, South 7 degrees 59' East 100 feet to the point of beginning.

Being the same property conveyed to Brenda K. Rigsby, unmarried by Warranty deed from Donald H. Erickson and wife, Julia L. Erickson of record in Instrument No. 20040204-0013553 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 4, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4833 Nolensville Pike, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of March, 2019.

Brenda Rigsby

Brenda K. Rigsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brenda K. Rigsby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2019.

J. Brandon Miller

Notary Public

My Commission Expires: 5-2-22

