Karen Johnson Davidson County
Batch# 216702 DEEDWARR
04/12/2019 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.03
20190412-0033466

WARRANTY DEED

DEBORAH A. RADD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-27-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan T. Brown and Zachary W. Brown	First Community Mortgage, Inc	126 15 0B 253.00
(NAME)	(NAME)	
7140 Commonwealth Circle	262 Robert Rose Dr, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37129	
(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, I/we **Kathryn E. McDonald and Alexander Wiggs Jr. and Brenda A. Lynch and Christopher F. Wiggs and Charlotte E. Dodson, heirs at law under the Last Will and Testament of Nancy C. Wiggs, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Megan T. Brown and Zachary W. Brown, wife and husband**, hereinafter called the GRANTEE(S), their 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. 136 on the Plan of Section Three, Lexington Point Subdivision, of record in Plat Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexander F. Wiggs Sr. and Nancy C. Wiggs, husband and wife by Warranty Deed from Paul Sappenfield, and wife, Sonia M. Sappenfield, dated December 13, 2013 and recorded December 18, 2013 of record in recorded Instrument No. 20131218-0127670, Register's Office for Davidson County, Tennessee.

The said Alexander F. Wiggs Sr died on 04/26/2018, leaving the said Nancy C. Wiggs the sole surviving tenant by the entirety.

The said Nancy C. Wiggs died intestate on 11/21/2018, leaving the said Kathryn E. McDonald, Alexander Wiggs Jr., Brenda A. Lynch, Christopher F. Wiggs and Charlotte E. Dodson as his/her heirs at law as evidenced in Last Will and Testament of Nancy C. Wiggs and Affidavit of Heirship being filed simultaneously herewith in Instrument 201904090032244 and Instrument 201904090032245, 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 ☒ 7140 Commonwealth Circle, Nashville, TN 37221
(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), their 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), their 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.

Effective the 8th day of April, 2019.

Kathryn E. McDonald

Alexander Wiggs Jr.

Brenda A. Lynch

Christopher F. Wiggs

Charlotte E. Dodson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn E. McDonald, Alexander Wiggs Jr., Brenda A. Lynch, Christopher F. Wiggs and Charlotte E. Dodson heirs at law under the Last Will and Testament of Nancy C. Wiggs, deceased,, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of April, 2019.

Notary Public: _____
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019