Karen Johnson Davidson County
Batch# 243713 DEEDWARR
06/17/2019 09:56:22 AM 2 pgs
Fees: $13.00 Taxes: $1,746.40
20190617-0057774

WARRANTY DEED

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 3-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whitney Holt John Keith Holt	HomeTown Lending	156 09 0 006.00
(NAME) 5717 Templegate Dr.	(NAME) 310 The Bridge St. 4th Floor, SteA	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Huntsville, Tn 35806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aiko Rigby, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Whitney Holt and John Keith Holt, wife and husband,** 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. 41 on the Plan of Templegate, Section Two Revised, as of the record in Plat Book 6900, Page 102 (which revised Plate Book 6250, Page 870), Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to George L. Rigby and wife, Aiko Rigby, by Special Warranty Deed from Resolution Trust Corporation, as Receiver of Metropolitan Federal Savings and Loan Association, F.A. dated 11/17/1993 and recorded 11/30/1993 in Book 9168, Page 402 in the Register's Office of Davidson County, Tennessee.

The Said George L. Rigby having since died January 19, 2017, thereby vesting subject property to Aiko Rigby as surviving tenant by the entirety.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

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, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5717 Templegate Dr., 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 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. 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 my/our hands this 14th day of June, 2019.

Aiko Rigby

Aiko Rigby

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 Aiko Rigby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 14 day of June, 2019.

Patti Robitaille

Notary Public

My Commission Expires:

File No.: 20192039

