Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Asha Hall
Affiant

Subscribed and sworn to before me, this 8th day of August, 2019.

Notary Public
My commission expires: 3/31/20

Karen Johnson Davidson County
Batch# 269411 **DEEDWARR**
08/09/2019 10:57:55 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190809-0079490

04-1907-57321

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF TONJA COX

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Marilyn June Wiggins 503 Yellowstone Court Antioch TN 37013	Marilyn June Wiggins 4346 LaVergne Couchville Pike Antioch, TN 37013	175-04-0-A-077.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gayle Neff, Executrix of the Estate of Marsha Marie Howard, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marilyn June Wiggins and husband, Thomas J. Wiggins**, hereinafter called the Grantees, their successors 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. 23-B, on the Plan of Park Place Subdivision, a Planned Unit Development (Private Element), as established by Master Deed of record in Instrument No. 20010214-0014161; re-recorded in Instrument No. 20010702-0069590; Instrument No. 20011019-0114191; re-recorded in Instrument No. 20011212-0136927; as amended in Instrument No. 20030710-0095634; re-recorded in Instrument No. 20030915-0134956; and amended in Instrument No. 20111115-0089064, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marsha Howard, an unmarried woman by deed from Premiere Equity, LLC, dated January 25, 2007, recorded February 7, 2007, of record in Instrument No. 20070207-0015976, Register's Office for Davidson County, Tennessee. The said Marsha Howard having since died testate, unmarried and without issue on January 5, 2019. The Last Will and Testament of Marsha Howard was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) by Order of the Court entered March 28, 2019 in Docket No.: 19P-446. Said Order appointed Gayle Neff as Executor of the Estate of Marsha Howard, deceased. The Last Will and Testament of Marsha Marie Howard directs that all real estate owned by the decedent at the time of her death to be administrated as part of the Estate and subject to the control of the personal representative.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 503 Yellowstone Court, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of August, 2019.

Gayle Neff, Executrix of the Estate
of Marsha Marie Howard, deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8th day of August, 2019, before me personally appeared **Gayle Neff, Executrix of the Estate of Marsha Marie Howard, deceased,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Executrix of the Estate of Marsha Marie Howard, deceased** and, as such, is authorized to execute this instrument on its behalf as said **Executrix.**

Witness my hand in Smyrna, Tennessee this 8th day of August, 2019.

Notary Public

My Commission expires: 3/31/20

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF TONJA COX