**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**

Foothills Title Services, Inc
3208 Tazewell Pike, Suite 101
Knoxville, TN 37918
FHTS# 2019080441

Karen Johnson Davidson County
Batch# 285407 DEEDWARR
09/13/2019 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20190913-0093067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Kendal Austin Deep<br>604 Maple Top Drive<br>Antioch , TN 37013 | Kendal Austin Deep<br>C/O SWBC Mortgage Corp.<br>9311 San Pedro #100<br>San Antonio, TX 78216 | 162 01 0D 003.00 |

# WARRANTY DEED

THIS INDENTURE, made this 5th day of September, 2019 between **TROY RIGNEY** and wife, **KELLY RIGNEY**, residents of Clark County, Nevada (collectively "Grantor") and **KENDAL AUSTIN DEEP** and **MIRANDA D. MCBRIDE**, husband and wife residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3, on the FINAL PLAT FOR MAPLE VALLEY SUBDIVISION, SECTION THREE, as shown on plat of record in Book 6900, Page 968, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Troy Rigney, married, from Susan E. Kimmel, a single person, by Warranty Deed dated August 23, 2013 and filed of record in Instrument No. 201308290091252 in the Register's Office for Davidson County, Tennessee.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

**TROY RIGNEY**

**KELLY RIGNEY**

STATE OF Nevada

COUNTY OF Clark

On this 5 of September, 2019, before me personally appeared Troy Rigney and Kelly Rigney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Commission expires: 5-16-2020

DEBORAH AGUILAR-HERBERT
Notary Public, State of Nevada
Appointment No. 16-2949-1
My Appt. Expires May 16, 2020

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$208,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 5 day of September, 2019.

Notary Public
My commission expires: 5-16-2020

DEBORAH AGUILAR-HERBERT
Notary Public, State of Nevada
Appointment No. 16-2949-1
My Appt. Expires May 16, 2020

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons 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 she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY