THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Kevin Rae Riggs
2244 Maplecrest Drive
Nashville, TN 37214
SEND TAX BILLS TO:
SAME

WARRANTY DEED

(Map/Parcel: 084-11-0-059)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **CHERYL L. HAMMEN-RIGGS, A/K/A CHERYL L. HAMMEN, A MARRIED WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **KEVIN RAE RIGGS,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 271, on the Map of the Maplecrest Subdivision, according to plat and survey of same appearing of record in Plat Book 1835, pages 27 and 28, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Cheryl L. Hammen, an unmarried woman, by Warranty Deed dated December 11, 2015 from TN Ventures, LLC., of record in Instrument No. 20151216-0126297, in the Register's Office of Davidson County, Tennessee. The said Cheryl L. Hammen having since married and being now known as Cheryl L. Hammen-Riggs.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2244 Maplecrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantee.

Karen Johnson Davidson County
Batch# 289901 DEEDWARR
09/23/2019 03:00:20 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20190923-0096522

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 18th day of September, 2019.

Cheryl L. Hammen-Riggs

Cheryl L. Hammen-Riggs

Cheryl L. Hammen

A/K/A Cheryl L. Hammen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl L. Hammen-Riggs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2019.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $308,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of September, 2019.

Notary Public

My commission Expires: May 15th, 2021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

File No. GTS1-2019-452