Karen Johnson Davidson County
Batch# 405384 DEEDWARR
05/22/2020 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20200522-0053607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Julie Bailey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2020.

Carmen Coats
NOTARY PUBLIC

My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 12-30-2022

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37216

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Vittoria Wiget Luke Wiget	SWBC Mortgage Corp. 278 Franklin Rd. Ste 4-180 Brentwood, TN 37027	073-09-0-131.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LARRY CURTIS MCCLANAHAN, REBECCA ANN YATES, BEVERLY SUE CANTRELL, DANNY RAY MCCLANAHAN, TIMOTHY GENE MCCLANAHAN AND MARY ANGELA WRIGHT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

VITTORIA WIGET AND LUKE WIGET, WIFE AND HUSBAND

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 360, as shown on the map entitled the Plan of Section Three, Burchwood Gardens, of record in Plat Book 2900, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CURTIS E. MCCLANAHAN AND WIFE, REBA IRENE D. MCCLANAHAN, by deed from RIVERWOOD HOMES, INC., of record in Book 3430, page 333, dated August 22, 1962, said Register's Office. The said Curtis E. McClanahan having since died on or about September 14, 2006 leaving Reba Irene D. McClanahan the surviving tenant by the entirety. The said Reba Irene D. MCClanahan

having since died testate on or about July 12, 2019, leaving said property to LARRY CURTIS MCCLANAHAN, REBECCA ANN YATES, BEVERLY SUE CANTRELL, DANNY RAY MCCLANAHAN, TIMOTHY GENE MCCLANAHAN AND MARY ANGELA WRIGHT, pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 19P-1643.

This improved property is known as 1826 Willow Springs Drive, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 18th day of May 2020.

Larry Curtis McClanahan

Larry Curtis McClanahan

Rebecca Ann Yates

Rebecca Ann Yates

Beverly Sue Cantrell

Beverly Sue Cantrell

Danny Ray McClanahan

Danny Ray McClanahan

Timothy Gene McClanahan

Timothy Gene McClanahan

Mary Angela Wright

Mary Angela Wright

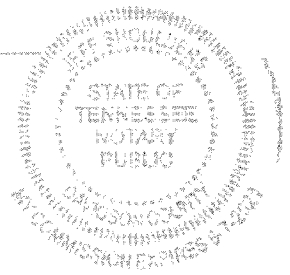
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LARRY CURTIS MCCLANAHAN, REBECCA ANN YATES, BEVERLY SUE CANTRELL, DANNY RAY MCCLANAHAN, TIMOTHY GENE MCCLANAHAN AND MARY ANGELA WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of May, 2020

Notary Public

My commission expires: 9-7-2021



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022