Karen Johnson Davidson County
Batch# 413664 DEEDWARR
06/12/2020 08:11:02 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200612-0060175

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2020.

Notary Public

My commission expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
11973 Southern Blvd
Royal Palm Beach, FL 33411

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shawn Wiggins	NEW OWNER	**02607015000**
708 Windsor Trace		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jonathan Corey Dillard and Katlin Leigh Dillard, husband and wife, and Troy Cassity, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawn Wiggins, a single man

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. 228 on the Plan of Windsor Green, Phase II, Section I of record in Plat Book 6250, Pages 988 and 989, as corrected by Surveyor's Certificate of Correction in Book 7205, Page 890, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Corey Dillard and Katlin Leigh Dillard, husband and wife, and Troy Cassity, by Warranty Deed from Kristie S. Sloan and Robert Sloan, wife and husband, dated May 31, 2018, of record in Instrument No. 20180605-0053821, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 1W-SB PTR-20-708

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 708 Windsor Trace, Goodlettsville, TN 37072.

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 in 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.

Jonathan Corey Dillard Date: 6-5-2020
Jonathan Corey Dillard

Katlin Leigh Dillard Date: 6/5/2020
Katlin Leigh Dillard

Troy Cassity Date: 6/4/2020
Troy Cassity

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jonathan Corey Dillard and Katlin Leigh Dillard, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of JUNE, 2020.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 11-30-2020

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Troy Cassity, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of JUNE, 2020.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 11-30-2020