THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200728736

Karen Johnson Davidson County
Batch# 472982 DEEDWARR
09/10/2020 10:11:49 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200910-0103125

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2020.

Notary Public
My Commission Expires

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Maddin 5508-5510 Kendall Drive Nashville TN 37209	5522 Kendall Dr. Nashville, TN 37209	Tax Parcel ID No. 103-06-0-096.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Riggs and wife Linda Riggs.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Maddin, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Brookside Court of record in Plat Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 75.9 feet on the northerly side of Kendall Road and runs back between lines 199.1 feet on the westerly line and 198.2 feet on the easterly line to a line in the rear which measures 75 feet thereon.

Being the same property conveyed to John Riggs and wife Linda Riggs by Warranty deed from Mary Ellen Hutton, Thomas H. Pratt Jr., and Martha K. Morrison a/k/a/ Martha K. Marson of record in Instrument No. 20000927-0095520 Register's Office for Davidson County, Tennessee, dated September 25, 2000 and recorded on September 27, 2000.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee.

Easement of record in Book 5238, Page 555, in the Register's Office for Davidson County, Tennessee.

Deed of Easement of record in Book 5996, Page 595, in the Register's Office for Davidson County, Tennessee.

Deed of Easement of record in Book 5996, Page 597, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5508-5510 Kendall Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantors have executed this instrument on this 3rd day of September, 2020.

John Riggs

Linda Riggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Riggs and Linda Riggs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2020.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022