THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4740-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Kristen Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May 2022

Notary Public

MY COMMISSION EXPIRES: 5-7-2024

(AFFIX SEAL)

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 5-7-2024

Karen Johnson Davidson County
Batch# 860553 DEEDWARR
05/23/2022 11:10:08 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220523-0059480

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Best Built Construction Inc.	Best Built Construction, Inc.	
1642 Valle Verde Drive	1642 Valle Verde Drive	129-06-0-031.00
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Philip Steven Riggs and Julie Marie Riggs, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Best Built Construction Inc., a Tennessee Corporation**

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. 138 on the Plan of West Meade Park, Section 4, of record in Plat Book 3300, Pages 68 and 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philip Steven Riggs and Julie Marie Riggs, husband and wife by Warranty deed from Eugene Malboeuf Jr., an unmarried man, and Rachel Silvey, an unmarried woman of record in Instrument No. 20211221-0168462 Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 21, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is _X_ unimproved __ improved property known as **6601 Ellwood Ct., Nashville, TN 37205**

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 is 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.

Witness our hands this the 19TH day of MAY, 2022.

Philip Steven Riggs

Julie Marie Riggs

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip Steven Riggs** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19TH day of MAY, 2022.

My Commission expires: JUNE 4, 2025

amanda Hampel

Notary Public

Notary Public State of Florida
Amanda R. Hampel
My Commission HH 136681
Expires 06/04/2025

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Marie Riggs** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19TH day of MAY, 2022.

My Commission expires: JUNE 4, 2025

amanda Hampel

Notary Public

Notary Public State of Florida
Amanda R. Hampel
My Commission HH 136681
Expires 06/04/2025