This Warranty Deed is being re-recorded to reflect the ~~correct County of Recordation~~

WARRANTY DEED

ENTERED
PHILLIP G. SIMPSON
PROPERTY ASSESSOR
SEP 1 1998
Davidson
MAP___GP___CTL___PAR___

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Christopher D. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8/28/98

Notary Public

MY COMMISSION EXPIRES 12/16

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Mail

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow & Title Co., LLC, 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Christopher D. Roberts	Countrywide Home Loans, Inc.	Map 033-04-0/Parcel 053.00
(NAME)	(NAME)	
504 Alta Loma Road	2021 North Gallatin Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Madison, TN 37115	
(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, WE, Jane W. Smith and Donald L. Waggoner, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher D. Roberts and wife, Jennifer L. Roberts, 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:

Being Lot No. 42 on the Plan of Goodlettsville Heights, Section IV, at Goodlettsville, Tennessee a plat of which is of record in Book 2133, page 43, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Margaret Sue Waggoner, Jane W. Smith and Donald L. Waggoner, as Joint Tenants With Rights of Survivorship and not as Tenants in Common by Quitclaim Deed from Margaret Sue Waggoner, an unremarried widow of record in Book 10542, page 670, Register's Office for Davidson County, Tennessee, the said Margaret Sue Waggoner having since died and a death certificate being filed simultaneously herewith.

This conveyance is made subject to the restrictive covenants of record in Book 2147, page 53, Register's Office for Davidson County, Tennessee.

BOOK 11153 PAGE 923

unimproved ☐
This is improved ☒ property, known as 504 Alta Loma Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 331878 Instrument 443564
Rec'd: 8.00 NBk: 67 Pg 181
State: 333.00 Recorded
Clerk: 1.00 9/1/1998 at 8:15 am
EDP: 2.00 in Record Book
Total: 344.00
864 Pg 80

0499133
IDENTIF. & REFERENCE

98 OCT 13 AM 9:07
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2742 10/13 0101 03CHECK 10.0

Witness my/our hand(s) this 28th day of August, 1998.

Jane W. Smith BY DONALD L. WAGGONER HER ATTORNEY IN FACT

Donald L. Waggoner

STATE OF FLORIDA

COUNTY OF LAKE

On this 24TH day of August, 1998, before me personally appeared Donald L. Waggoner to me know to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed, and who further acknowledged that he is the attorney in fact for Jane W. Smith and that he is authorized by her to execute this instrument on her behalf. Witness my hand and official seal at LADY LAKE, Florida.

Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
VICTORIA A HANEGAN
COMMISSION NUMBER
CC608885
MY COMMISSION EXPIRES
JAN. 15,2001

Victoria A Hanegan
Notary Public

STATE OF FLORIDA

COUNTY OF

On this 24TH day of August, 1998, before me personally appeared Donald L. Waggoner to me know to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed. Witness my hand and official seal at LADY LAKE, Florida.

Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
VICTORIA A HANEGAN
COMMISSION NUMBER
CC608885
MY COMMISSION EXPIRES
JAN. 15,2001

Victoria A Hanegan
Notary Public