WARRANTY DEED

L-HEM-01-7813

STATE OF Tennessee

COUNTY OF Davidson

196,400

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,400.00

Affiant

Subscribed and sworn to before me this 31st DAY OF May, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Waggoner	First Franklin Financial	
5604 Regatta Blvd. (ADDRESS)	(NAME) 2500 Windy Ridge Parkway, #400 (ADDRESS)	98-09-A-26
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES E. BLUNKALL JR. AND WIFE, BRENDA L. BLUNKALL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANTHONY WAGGONER AND WIFE, ELLEN M. DARVIN, hereinafter called the Grantees, their heirs and assigns, that 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. 190, on the Plan of Lakeshore, Phase 1, as of record in Plat Book 6900, Page 684, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Blunkall, Jr. and wife, Brenda L. Blunkall by Deed dated June 26, 1996, filed for record on August 13, 1996 in Book 10155, Page 235, Register's Office for Davidson County, Tennessee, and re-recorded November 8, 1996 in Book 10255, Page 68, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 684; Book 7572, page 669; Book 11723, page 797, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5604 Regatta Blvd., Hermitage, Tennessee 37076
(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.

Witness my/our hand(s) this 31st day of May, 2001.

James E. Blunkall Jr.

Brenda L. Blunkall

Davidson County DEEDWARR
Recvd: 06/14/01 09:41 2pgs
Fees:11.00 Taxes:726.68

20010614-0062728

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James E. Blunkall Jr. and wife, Brenda L. Blunkall, the bargainor (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 and official seal at Hermitage, Tennessee, this 31st day of May, 2001.

My Commission Expires: 9-9-03

BEVERLY J. HEATHERLY NOTARY PUBLIC WILSON

Beverly J. Heatherly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of May, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138