Being re-recorded to correct notary acknowledgement.

WARRANTY DEED

RE-RECORD

Davidson County DEEDWARR
Recvd: 03/04/04 08:12 2pgs
Fees:12.00 Taxes:0.00

20040304-0024408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,215.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/09/03 10:38 2pgs
Fees:13.00 Taxes:644.60

[redacted]

20030709-0094562

THIS INSTRUMENT WAS PREPARED BY
Jack Cafe Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

h-0917

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy J. Williams	First Omni Lending	082-09-0 005.00
(NAME)	(NAME)	
1601 5th Avenue North	301 East Main Street, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Louisville, KY 74133	
(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, Cager E. Waggoner III and wife, Bernita Y. Waggoner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendy J. Williams, unmarried and Michelle Renee, unmarried as joint tenants with right of surivorship 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 the east part of Lot No. 162 and the south part of the east part of Lot No. 160 on the North Nashville Real Estate's Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for said County.

Said parts of said lots fronts 68 feet 10 inches on the west side of Fifth Avenue North and runs back between parallel lines, Lot No. 162 running back along the north margin of Hume Street 132 feet 10 inches to a dead line.

BEING all of the same property conveyed to Cager E. Waggoner, III and Bernita Y. Waggoner, Married by Warranty Deed from Janice B. Woodard and Johnny Woodard of record in Book 10128, Page 726, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

Cager E. Waggoner III and Cager Waggoner III are one and the smae person.
Bernita Y. Waggoner and Bernita Waggoner are one and the same person.

unimproved ☐

This is improved ☒ property, known as 1601 5th Avenue North, Nashville, TN 37208

(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 our hands this 3rd day of June, 2003.

Cager E. Waggoner III

Bernita Y. Waggoner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cager E. Waggoner III* and wife, Bernita Y. Waggoner** 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 Brentwood, Tennessee this 3rd day of June, 2003.

Commission expires: 12-10-2003

Darlene Short
Notary Public

*also known as Cager E. Waggoner, III
**also known as Bernita Waggoner

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076