#12 6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/04 13:30 3pgs
Fees:18.00 Taxes:107.30

20041208-0146396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$29,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd, Suite 290, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERTSON PROPERTIES, LLC	ROBERTSON PROPERTIES, LLC	**136-0-38**
(NAME)	(NAME)	
2743 BELL ROAD	4117 HILLSBORO PIKE BOX 103-122	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	NASHVILLE , TN 37215	
(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, **MARGIE WAGGONER*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO ROBERTSON PROPERTIES, LLC**, 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 THE 2ND, FORMALLY THE 5TH, CIVIL DISTRICT COUNTY OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 ON THE PLAN OF DIVISION OF THE ESTATE OF JOHN C. ESTES, DECEASED, AS OF RECORD IN MINUTE BOOK "J" PAGE 170, SAID REGISTERS' OFFICE, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, MAY 25, 1960, AS TO WIT:

BEING AT A POINT AT OLD SMITH SPRINGS ROAD AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO CECIL E. WAGGONER BY DEED FROM AMANDA E. COE OF RECORD IN BOOK 2901, PAGE 23 SAID REGISTER'S OFFICE; THENCE SOUTH 29 DEG, 30' EAST 245 FEET ALONG OLD SMITH SPRINGS ROAD TO A POINT IN THE CENTER OF OLD SMITH SPRINGS ROAD; THENCE NORTH 87 DEG, 50' WEST 239.5 FEET TO AN IRON PIN; THENCE NORTH 12 DEG EAST 170.5 FEET TO A POINT IN THE CENTER OF OLD SMITH SPRINGS ROAD; THENCE SOUTH 87 DEG EAST 78 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CECIL E. WAGGONER BY QUITCLAIM DEED FROM JAMES R. WAGGONER OF RECORD IN BOOK 7750, PAGE 967 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CECIL E. WAGGONER HAS SINCE DECEASED AND IS SURVIVED BY HIS WIFE MARGIE WAGGONER. *** and Dennis Waggoner and Steve Waggoner and Leiann W. Cohen.**

unimproved ☐

This is improved ☒ property, known as **2743 BELL ROAD, NASHVILLE, TN 37217**

(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 hand this 24th day of November, 2004.

Steve Waggoner
STEVE WAGGONER

Margie Waggoner
MARGIE WAGGONER

Dennis Waggoner by Steve Waggoner
DENNIS WAGGONER
BY : STEVE WAGGONER ATTORNEY-IN-FACT

Leiann W. Cohen
LEIANN W. COHEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **MARGIE WAGGONER**, with whom I am personally acquainted, and who, upon oath, acknowledged HERself to be the person who executed the foregoing instrument for the purpose therein contained, and that She executed the same as HER free act and deed

Witness my hand and official seal at Nashville, Tennessee this 23rd day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared STEVE WAGGONER, with whom I am personally acquainted, and who, upon oath, acknowledged HIMself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the sameas HIS free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of November, 2004.

Commission Expires: 05/29/05

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared LEIANN W. COHEN, with whom I am personally acquainted, and who, upon oath, acknowledged HERself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as HER free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2004.

Commission Expires: 05/29/05

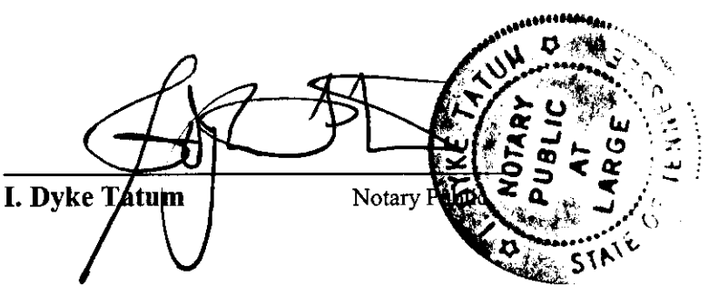
I. Dyke Tatum Notary Public

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 **Steve Waggoner**, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence and who upon his oath acknowledged that he executed the within instrument on behalf of **Dennis Waggoner**, as Attorney-In-Fact, as the free act and deed of the within named **Dennis Waggoner**.

Witness my hand and official seal at office at, Nashville Tennessee this 29th day of October, 2004.

My Commission Expires: 05/29/05



I. Dyke Tatum Notary Public