# WARRANTY DEED

206

Davidson County DEEDWARR
Recvd: 03/18/05 11:32 2 pgs
Fees:13.00 Taxes:305.25

20050318-0029963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Duke Sutherland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 2005

DANIEL L. SCHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

My Commission Expires SEPT. 22, 2007

**THIS INSTRUMENT WAS PREPARED BY**

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ginny C. Charnock (NAME) | Same as New Owner (NAME) | MAP 064 |
| 101 Rolling Mill Road (ADDRESS) | (ADDRESS) | PARCELS 063.00 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 064.00 |

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, David Waggoner, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginny C. Charnock and husband, Ryland Leslie Charnock

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 Nos. 16, 18, 20 and 22 of Block "B" on the Map of Hadley Bend City, of record in Book 421, Page 120 of the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet on the westerly side of an unnamed street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to David Waggoner by deed from Reba J. Draper dated September 27, 2002, of record by Instrument Number 20021002-0120003 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Annie Laura Waggoner executes this instrument as Attorney-in-Fact on behalf of David Carroll Waggoner pursuant to a Specific Power of Attorney of record at Instrument No. 20050318-0029962, Register's Office for Davidson County, Tennessee.

David Carroll Waggoner, David C. Waggoner and David Waggoner being one and the same person.

unimproved ( )
This is improved ( X ) property, known as 4113 Old Hickory Blvd., Old Hickory, TN 37138
(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 16th day of March, 2005

David Waggoner

By: David Waggoner

Annie Laura Waggoner, Attorney-in-fact

Annie Laura Waggoner

**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF**

Before me, the undersigned, a Notary Public in and for the 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____ _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

On this 16th day of March, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Annie Laura Waggoner, to me known to be the person who executed the foregoing instrument in behalf of David Waggoner, and acknowledged that she executed the same as the free act and deed of the said David Waggoner.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of March, 2005.

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

_____
Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of_____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:__ _____