File No. 60089

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard
Suite 115
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Waggoner	Same as new owner	129110A41500CO
(NAME)	(NAME)	
5956 Sedberry Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Martha P. Waggoner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Waggoner and wife, Cynthia W. Waggoner, 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 No. 314, on the Plan of Hillwood Estates, Section 12, as shown on plat of record in Plat Book 2663, Page 109, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Sedberry Road at the corner of Lots Nos. 313 and 314; thence with the line between said two lots westerly 443.5 feet; thence south 27° west 6 feet; thence south 56° 25' east 232 feet to the corner of Lots Nos. 314 and 315; thence with the line between said two lots easterly 289 feet to the westerly margin of Sedberry Road; thence with the same northerly 170 feet to the beginning.

Being the same property conveyed to P. Franklin Waggoner and wife, Martha P. Waggoner by deed from H. G. Hill Realty Company, a Tennessee corporation, dated April 16, 1959, of record in Book 2903, page 367, Register's Office, Davidson County, Tennessee. The said P. Franklin Waggoner is now deceased, leaving Martha P. Waggoner as the surviving tenant by the entirety.

Subject to restrictions of record in Book 2903, page 367, said Register's Office.

Subject to an easement of record in Book 6264, page 761, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5956 Sedberry Road, Nashville, TN 37205
(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 27th day of February, 2006.

Martha P. Waggoner
Martha P. Waggoner

Davidson County DEEDWARR
Recvd: 03/02/06 09:05 2 pgs
Fees:13.00 Taxes:1665.00

20060302-0024017

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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 Martha P. Waggoner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2006.

Commission expires:



Notary Public