WARRANTY DEED

My Commission Expires JULY 21, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN SHANNON PHILBIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$277,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Scott Wombold	SAME	115-8-13
(NAME)	(NAME)	
1060 Sir Francis Court		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **AMY LYNN WAGGONER WELLS AND KATHRYN CECELIA WAGGONER QUINTANILLA, EACH A 50% INTEREST AS STATED BY AFFIDAVIT OF INHERITANCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES SCOTT WOMBOLD AND WIFE, TAMMY FAYE WOMBOLD**, 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 Eighth Civil District of said County, Being Lot No. 65 on the Plan of Brook Meade, Section 1, as of record in Book 2133, page 77, Register's Office for said County.

SAID Lot No. 65 fronts 118 feet on the northerly margin of Davidson Road, and extends back northwardly 363 feet on the easterly side, and 330 feet on the westerly side to a line in the rear which measures 128.6 feet, and which is a broken line.

Being the same property conveyed to Audrey B. Waggoner by deed from B. F. Waggoner and wife, Audrey B. Waggoner of record in Book 6114, page 26 said Register's Office and further conveyed to Amy Lynn Waggoner Wells and Kathryn Cecelia Waggoner Quintanilla, each a 50 % interest as stated by Affidavit of Inheritance of record in Instrument No. 20050912-0109212 Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **522 Davidson 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 our hands this 30th day of May, 2006.

Amy Lynn Waggoner Wells
Amy Lynn Waggoner Wells

Kathryn Cecelia Waggoner Quintanilla
Kathryn Cecelia Waggoner Quintanilla

Davidson County DEEDWARR
Recvd: 06/01/06 09:08 2 pgs
Fees:13.00 Taxes:1024.90

20060601-0064165

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 Amy Lynn Waggoner Wells and Kathryn Cecelia Waggoner Quintanilla, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF MAY, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007