File No. 06WH0161

# LIMITED WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/06 14:40 2 pgs
Fees:13.00 Taxes:564.25

20060804-0095887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Wascher and Lisa Wascher | New Owner | 091.11-252.00 |
| (NAME) | (NAME) | |
| 5109 Georgia Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **HOWARD E. CAGE AND WIFE, PEARL CAGE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID WASCHER AND WIFE, LISA WASCHER**, HEREINAFTER CALLED THE GRANTEE(S), 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. 1020, 1022 & 1024, Block 155, on the Plan of No. 1 Plan of West Nashville as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Howard E. Cage and wife, Pearl Cage by Installment Deed dated 04/07/19558 from Minnie Siegrist of record in Book 2744, page 332, Register's Office for Davidson County, Tennessee.**

The said Howard E. Cage being one and the same person as Howard E. Cage, Sr.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 5109 Georgia Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns in fee simple forever.

GRANTOR(S) for itself and its successors, does covenant with said GRANTEE(S) their heirs and assigns, that it has not made, done or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter shall be imperiled, charged or encumbered in any manner, however, GRANTOR(S) expressly disclaims any warranties or representations concerning any matters that would be disclosed by an accurate survey of the above property, including boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability for any particular purpose.

GRANTOR(S) further covenant with the said GRANTEE(S), their heirs and assigns, that it will warrant and defend the title to the said premises against the lawful claims of all parties claiming by, through or under it, but no further or otherwise. 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/our hand(s) this 1st day of August, 2006.

Howard E Cage by Howard E Cage Jr. attorney in fact

Howard E. Cage by Howard E. Cage, Jr.,
Attorney-in-Fact by Power of Attorney
recorded immediately prior hereto as
Instrument No. 20060804-0095986 *

Pearl Cage by Howard E Cage Jr. attorney in fact

Pearl Cage by Howard E. Cage, Jr.,
Attorney-in-Fact by Power of Attorney
recorded immediately prior hereto as
Instrument No. *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 1st day of August, 2006, before me personally appeared HOWARD E. CAGE, JR. to me known to be the person acquainted or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument in behalf HOWARD E. CAGE, SR. AND WIFE, PEARL CAGE, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said HOWARD E. CAGE, SR. AND WIFE, PEARL CAGE.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of August, 2006.

Commission expires:

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

**File Number: 06WH0161**

**RETURN TO:**

**Venture Title & Escrow, Inc.**
**3027 Highway 31 W**
**White House, TN 37188**