WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/06 10:54 2 pg
Fees:13.00 Taxes:1110.00

20060929-0120659

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: SEPTEMBER 30, 2006

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W & M Properties, LLC	Dan Waggoner W & M Properties, LLC	103-12 141.00
(NAME) ~~200 Lauderdale Road~~ 211 Lake Circle Dr.	(NAME) 211 Lake Circle Dr,	
(ADDRESS) Tullahoma, TN 37388 ~~Nashville, TN 37205~~	(ADDRESS) Tullahoma, TN 37388	
(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, **Nell W. Wilson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W & M Properties, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 39, CHEROKEE PARK, BLOCK C, SECOND SECTION, as shown on plat of record in Plat Book 547, Page 175, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nell W. Wilson by Warranty Deed from William Jerry Goad, unmarried, recorded on the 26th day of February, 1976 in Deed Book 5000, Page 304, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **200 Lauderdale 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **September, 2006.**

Nell W. Wilson
Nell W. Wilson

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Nell W. Wilson**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of September, 2006.

NOTARY

MY COMMISSION EXPIRES:

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006