WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/07 11:31 2 pgs
Fees:13.00 Taxes:3387.91

20070808-0094855

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Nagle	Thomas J. Nagle	11-7010.001.00
(NAME)	(NAME)	
500 Wilson Blvd.	500 Wilson Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, R. Scott Dougall, Trustee and Patricia L. Dougall, Trustees of the Scott and Patricia Dougall Revocable Trust, dated September 14, 2005, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Nagle, husband and wife Linda S. Nagle, 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 1, RESUBDIVISION OF LOT 1 3810 WOODLAWN DRIVE Subdivision, as shown on plat of record in Instrument No. 20061103-0136921, 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 by Warranty Deed from Michael E. Buckles and wife, Teresa A. Buckles to R. Scott Dougall and Patricia L. Dougall, Trustees of the Scott and Patricia Dougall Revocable Trust, Dated September 14, 2005 as recorded on the 4th day of December, 2006 in Instrument No. 20061204-0149186; part of Quitclaim Deed from The Charles E. Obenchain Family Limited Partnership, a Tennessee limited partnership to Michael E. Buckles and wife, Teresa A. Buckles as recorded on the 14th day of July, 2005 in Instrument No. 20050714-0081689; part of Quitclaim Deed from Charles E. Obenchain to The Charles E. Obenchain Family Limited Partnership as recorded on the 30th day of December, 1997 in Book 10738, Page 27; part of Last Will and Testament of Ella Mai Stockman Hosse as recorded in Will Book 124, Page 419; part of Last Will and Testament of Edward Eugene Hosse as recorded in Will Book 95, Page 176 and part of Deed from Theresa E. Dahlinger and husband, Frank W. Dahlingher to E. E. Hosse and wife, Ella Mai Hosse as recorded in Book 1021, Page 699, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all 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 500 Wilson Blvd., 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 1st day of August, 2007.

Patricia L. Dougall, Trustee of the Scott and Patricia Dougall Revocable Trust, dated September 14, 2005

By Patricia L. Dougall, Trustee

R. Scott Dougall, Trustee of the Scott and Patricia Dougall Revocable Trust, dated September 14, 2005

By: R. Scott Dougall, Trustee

by Patricia L. Dougall as attorney-in-fact

NOTARY AFFIDAVIT

State of TENNESSEE, County of WILLIAMSON }SS:

On August 1, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared PATRICIA L. DOUGALL, TRUSTEE OF THE SCOTT AND PATRICIA DOUGALL REVOCABLE TRUST DATED SEPTEMBER 14, 2005

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal) ANDREW P. GRISHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Signature

Printed name: Andrew P. Grisham

My commission expires: 5.14.08

NOTARY AFFIDAVIT

State of TN, County of WILLIAMSON }SS:

On August 1, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared PATRICIA L. DOUGALL, AS ATTORNEY-IN-FACT FOR R. SCOTT DOUGALL, TRUSTEE OF THE SCOTT AND PATRICIA DOUGALL REVOCABLE TRUST, DATED SEPTEMBER 14, 2005

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal) ANDREW P. GRISHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Signature

Printed name: Andrew P. Grisham

My commission expires: 5.14.08