RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/08 14:28 3 pgs
Fees:18.00 Taxes:551.30
20080707-0069865

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE TENNESSEE NOTARY SEAL My Commission Expires MAR. 28, 2010

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie M. Waggoner	Pinnacle National Bank	
4425 Westlawn Dr. #D100 (NAME)	(NAME) 211 Commerce Street, Suite 300	Map 103-8-O, GROUP A
Nashville. TN 37209 (ADDRESS)	(ADDRESS) Nashville, TN 37201	Parcel 65.00
(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, **POWELL-FLOYD PROPERTIES, INC.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LESLIE M. 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 Unit D100, Westlwan Green as of record in Book 5200, Pages 20-24, and as established by Master Deed of record in Book 5238, Page 863, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Powell-Floyd Properties, Inc., by Deed from Lauren Godsey, dated November 7, 2006, filed for record on November 13, 2006, in Instrument Number 200611130140187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4425 Westlawn Drive, Unit D-100, Nashville, TN 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 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 June, 2008.

Powell-Floyd Properties, Inc.

By: Gregory L. Powell, Chief Manager

By: David A. Floyd, Jr. Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory L. Powell and David A. Floyd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Chief Manager and Secretary, respectively, and are authorized to execute the instrument on behalf of Powell-Floyd Properties, Inc., the within named bargainor, and that they as such Chief Manager and Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Chief Manager and Secretary, respectively.

Witness my hand and seal this 30th day of June, 2008.

Notary Public

My Commission Expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).