File No. 280700405

WARRANTY DEED

(3)

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-21-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/04/08 10:53 2 pgs
Fees:13.00 Taxes:887.63
20080804-0079850

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry McRoberts	Bank of America	103-04-0-326.00
(NAME)	(NAME)	
4022 Media Street	9000 Southside Blvd Bldg 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jacksonville FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Madison M. Waggoner and wife, Nancy S. Waggoner**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry McRoberts and wfe, Rachel McRoberts**, 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 No. 33, Map of Charlotte Ave. Church of Christ Addition to West Nashville, as shown on plat of record in Plat Book 547, Page 199, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ida Waggoner by deed from Madison M. Waggoner, an unmarried man of record in Book 3166, Page 535 on 01/05/1961 and filed for record on 01/06/1961, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Madison M. Waggoner and wife, Nancy S. Waggoner by deed from Madison M. Waggoner and L. R. DeMarco, Trustee of record in Instrument 20050414-0041494 on 04/13/2005 and filed for record on 04/14/2005, Register's Office for Davidson County, Tennessee.

Ida Waggoner having since died on February 21, 2003, leaving Madison M. Waggoner the only heir at law of Ida Waggoner as administered by the Seventh Circuit Court of Davidson County, Tennessee, Docket #03P-382.

Madison McDonlad Waggoner and Madison M. Waggoner is one in the same person.
Nancy Stewart Waggoner and Nancy S. Waggoner is one in the same person.

This conveyance is made subject to the following : all matters as set forth per Plat Book 547, Page 199; TVA Easement(s) as shown of record in Book 1291, Page 16, all of the Register's Office for DAVIDSON County, Tennessee.

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 4022 Media Street, Nashville, TN 37209
(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/our hands this 29 day of July, 2008.

Madison M. Waggoner

Nancy S. Waggoner by Madison McDonald Waggoner
as attorney in fact Waggoner AIF

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 Madison M. Waggoner the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of July, 2008

Commission expires:

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2008, before me personally appeared Madison McDonald Waggoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Nancy S. Waggoner, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf.

Witness my hand at office this 25th day of July, 2008

Commission expires:

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

Notary Public

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RETURN TO:
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