Return to
Company

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kara Renee Nicks
710 Hite Street
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 11/21/08 13:37 2 pgs
Fees:13.00 Taxes:236.80
20081121-0114689

MAP **91-1**
GROUP
PARCEL **115.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Martha Sue Waggoner, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kara Renee Nicks, unmarried**, hereinafter called the GRANTEE, her 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. 122 of Section Two of Urbandale, of record in Plat Book 1835, page 82, Register's Office, Davidson County, Tennessee.

Said Lot No. 122 fronts 50.01 feet on the easterly side if Hite Street and extends back 154.1 feet on the northerly line and 173 feet on the southerly line to a dead line, measuring 53.5 feet thereon.

Being the same property conveyed to Martha Sue Waggoner, by Final Decree of Divore, Fourth Circuit Court of Davidson County, Tennessee, Docket No. 49185, of record in Book 7551, page 580, Register's Office, Davidson County, Tennessee; having been the same property conveyed to Lewis Rader Waggoner and wife, Martha Sue Waggoner by deed from Ellis L. Cravens and wife, Mahalla L. Cravens of record in Book 3130, page 491, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **710 Hite Street, 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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **14th** day of **November, 2008.**

Martha Sue Waggoner, by Anita Joyce Pace, as Attorney-in-fact

Martha Sue Waggoner, by Anita Joyce Pace, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anita Joyce Pace**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in fact for **Martha Sue Waggoner,** the bargainor, and that as said Attorney in fact she executed the within Warranty Deed for the purposes therein contained by signing the name of **Martha Sue Waggoner**.

WITNESS my hand and official seal this 14th day of November, 2008.

Marylou Hartz

NOTARY PUBLIC

MARY LOU HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $64,000.00.

Carrie L. Hargo

AFFIANT

Subscribed and sworn to before me on this 14th day of November, 2008.

Marylou Hartz

NOTARY PUBLIC

My Commission Expires: 5-8-2012

MARY LOU HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY