Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1163

BILL GARRETT, Davidson County
Trans:T20090046187 DEEDWARR
Recvd: 07/09/09 14:22 2 pgs
Fees:13.00 Taxes:427.35
20090709-0064217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer L. Johnson Giglia,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Waggoner, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. L-302, together with the carport designated L-302-C, on the plan of River Plantation, Section Three Condominium Apartments, a Horizontal Property Regime, as of record in Book 4675, Pages 75,76, and 77, as amended in Book 4675, Pages 103,104, and 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer L. Johnson, unmarried by deed from Jeannie A. Phelan, unmarried dated May 20, 2005 of record as Instrument No. 20050531-0061053, Register's Office for Davidson County, Tennessee. Brian P. Giglia joins in this conveyance to convey any and all interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8300 Sawyer Brown Road #L-302, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of June, 2009.

Jennifer L. Johnson Giglia
By: B. P. G.

Jennifer L. Johnson Giglia
By: Brian P. Giglia, Attoeny in Fact

Brian P. Giglia

State of Tennessee)
County of Davidson)

On this 30th day of June, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian P. Giglia, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-25-09

State of Tennessee
County of Davidson

On this the 30th day of June, 2009, before me personally appeared Brian P. Giglia, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer L. Johnson Giglia acknowledged that ~~such person~~ executed the same as the free act and deed of Jennifer L. Johnson Giglia.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2009.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James W. Waggoner	Bank of America, N.A.	142-5-B-65 CO
8300 Sawyer Brown Road #L-302	1800 Mallory Lane Ste. A2/A4	
Nashville, TN 37221	Brentwood, TN 37027	