BILL GARRETT, Davidson County
Trans:T20090059971 DEEDWARR
Recvd: 09/01/09 16:09 2 pgs
Fees:13.00 Taxes:736.30
20090901-0082169

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me on this 28th day of August, 2009.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-16-12

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim L. Wigal and Sharon B. Wigal	New Owner	
(NAME)	(NAME)	
843 S. Douglas Ave.		Map and Parcel 105-14-0A-023.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daisy M. Boyd and Lorenzo Boyd, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tim L. Wigal and Sharon B. Wigal, husband and wife**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Unit No. 843 in Waverly Place II, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Daisy M. Boyd and Lorenzo Boyd, wife and husband, by Warranty Deed from Craighead Patten Properties II, a Tennessee general partnership, by Craighead Development, LLC, a Tennessee limited liability company, its managing partner, recorded on the 11th day of July, 2005 in Instrument No. 20050711-0079646, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 843 S. Douglas Ave., Nashville, TN 37204.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to

said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of August, 2009.

Daisy M. Boyd by Kimberly Payne, her Attorney in fact
Daisy M. Boyd

Lorenzo Boyd by Kimberly Payne, his Attorney in fact
Lorenzo Boyd

State of Tennessee

County Williamson

On this 28th day of August, 2009, before me personally appeared Kimberly Payne, 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 Daisy M. Boyd and Lorenzo Boyd, and acknowledged that such person executed the same as the free act and deed of Daisy M. Boyd and Lorenzo Boyd.

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212