WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090061807 DEEDWARR
Recvd: 09/09/09 11:19 2 pgs
Fees:13.00 Taxes:527.25
20090909-0084416

LESLIE D. NASH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2009.

Leslie D Nash
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 125 River Rock Blvd., Suite B, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miodrag Zimonjic	Mortgage Investors Group	135-00-0 214.00
(NAME)	(NAME)	
2515 Smith Springs Road	8320 E. Walker Springs Ln. Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Knoxville · TN 37923	
(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, Gary C. Waggoner and Cheryl M. Travis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miodrag Zimonjic, married, 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:

Property lying in the 28th Council manic District of Davidson County, Tennessee and is bounded on the north by Smith Springs Road, on the south by property belonging to David Childers of record in Instrument Number 20070301-0025247, and by the Condominiums of Nashboro - Fairway Pointe, of record in Instrument Number 20020820-0100664; and on the west by property belonging to Carrie Quinn of record in Instrument Number 20070816-0097835 and more specifically described as follows:

Beginning on an iron pin set on the south margin of Smith Springs Road approximately 800.00' southeast of the intersection of Ned Shelton Road and Smith Springs Road and being the northwest corner of the herein described tract and the northeast corner of Quinn; thence with the south margin of Smith Springs Road S-54 deg. 45' 09"-E, 477.67' to an iron pin; thence leaving the margin of Smith Springs Road with the center line of Old Smith Springs Road N-83 deg. 33' 49"-W, 128.52' to an iron pin in the center of said old road; thence N-83 deg. 32' 55"-W, 353.26' to an iron pin in the center of the old road; thence leaving the center of Old Smith Springs Road, N-21 deg. 48' 08"-E, 238.64' to an iron pin, the point of beginning, according to survey by Gaylon Northcutt Surveying dated August 20, 2009.

Being the same property conveyed to Walter C. Waggoner and wife, Margaret Sarah Waggoner by deed of record in Book 2593, Page 173 and Book 3310, page 525, less and except that property conveyed to Metro Davidson County, pursuant to Agreed Final Order of record in Book 8567, Page 535 all in the Register's Office for Davidson County, Tennessee. Walter C. Waggoner conveyed his interest in the subject property in accordance with a settlement of Divorce by and between Margaret Sarah (Sewell) Waggoner and Walter Castleman Waggoner by Warranty Deeds of record in Book 3786, page 775 and Book 3786, Page 779, said Register's Office. Margaret S. Waggoner and Walter C. Waggoner remarried on February 10, 1987.

Margaret S. Waggoner died a resident of Davidson County, Tennessee on January 6, 2005 leaving a Last Will and Testament, said Will being admitted to the Probate Court of Davidson County, Tennessee, Docket No. 05P-987, vesting title to the subject property to her two children, Cheryl M. Travis and Gary C. Waggoner. Cheryl M. Travis, as Executrix appointed by the Probate Court, conveyed the subject property by Executor's Quit Claim Deed to Walter C. Waggoner, for life and then to Cheryl M. Travis and Gary C. Waggoner, said deed of record at Instrument Number 200606060067065, said Register's Office. Through inadvertant scrivenor's error, said Executors deed failed to include the description of all the property intended to be conveyed, thus leaving a portion of the property still solely in the heirs at law of Margaret S. Waggoner, those heirs being Cheryl S. Travis and Gary C. Waggoner. Walter C. Waggoner died a resident of Davidson County, Tennessee on January 27, 2009 leaving no Will.

Cheryl M. Travis and Gary C. Waggoner convey all of the subject property as the heirs at will of Margaret S. Waggoner and as the sole surviving heirs at law of Walter C. Waggoner, all interests. whether vested or spousal, in the property at any point having passed to them at the time of death Walter C. Waggoner.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters

appearing on the plan of record; 6) All applicable government and zoning regulations.

Upon oath, Gary C. Waggoner and Cheryl M. Travis, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statute.

unimproved ☐

This is improved ☑ property, known as 2515 Smith Springs Road, Nashville, TN 37217

(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 our hands this 3rd day of September, 2009.

Gary C. Waggoner by Cheryl M Travis Cheryl M. Travis

Gary C. Waggoner By: Cheryl M. Travis, Attorney in FactCheryl M. Travis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and County, aforesaid, appeared Cheryl M. Travis, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Gary C. Waggoner, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Gary C. Waggoner. Witness my hand and Notarial Seal this 3rd day of September, 2009.

My Commission Expires:

Notary Public,

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

STATE OF Tennessee

COUNTY OF Rutherford

On this 3rd day of September, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~Gary C. Waggoner and~~ **Cheryl M. Travis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012