WARRANTY DEED

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

KELLY M. CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Wilson	Same	
(NAME)	(NAME)	117-16B-2
1110 Morrow Avenue #B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **JAMES WAUGH AND WIFE, DEBORAH WAUGH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDY WILSON AND WIFE, BROOKE WILSON,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 on the Plan of Morrow Avenue Condominiums, a horizontal property regime with Private Elements, established by Master Deed of record in Instrument No. 20040608-0067711, as amended in Instrument No. 20100727-0058753, Register's Office for Davidson County, Tennessee; together with all the rights, privileges and appurtenances thereunto belonging, as set for in said Master Deed (and Bylaws which form a part thereof), including, without limitation, said Unit's undivided percentage interest in the land and common elements and its interest in any appurtenant limited common elements.

Being part of the same property conveyed to James Waugh and wife, Deborah Waugh by deed from Fred D. Stoop and wife, Faye J. Stoop, of record in Instrument No. 20030402-0043504, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) all matters appearing on the plan of record in Book 332, page 86, said Register's Office; and (c) Master Deed and Bylaws of record in Instrument No. 20040608-0067711, as amended in Instrument No. 20100727-0058753, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1110 Morrow Avenue #B, Nashville, TN 37204

(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.

BILL GARRETT, Davidson County
Trans: T20100065000 DEEDWARR
Recvd: 10/14/10 10:13 2 pgs
Fees: 13.00 Taxes: 1461.50
20101014-0082263

Witness our hands this 30th day of September, 2010.

James Waugh

By: _____
Kevin D. Montgomery, Attorney in Fact

Deborah Waugh

By: _____
Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Waugh and Deborah Waugh, and who acknowledged that he executed the same as the free act and deed of James Waugh and Deborah Waugh.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2010.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013