Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110006035 DEEDWARR
Recvd: 01/31/11 11:27 4 pgs
Fees:23.00 Taxes:1013.80
20110131-0008369

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

Subscribed and sworn to before me this 28th day of January, 2011.

Notary Public
My commission expires: 11/4/2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 4, 2013

03-1101-36886

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Ryan Sweeney	Avenue Bank	132-05-0-132
4322 General Bate Drive	3823 Cleghorn Avenue	
Nashville TN 37204	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Carroll Waggoner, Linda Joyce Hodges and William Philip Waggoner, Devisees under the Last Will and Testament of Annie Laura Waggoner, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Ryan Sweeney and wife, Michelle H. Sweeney, hereinafter called the Grantees, their successors 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 part of Lot Nos. 8 and 9 and that part of Bates Drive, formerly Park Avenue, immediately west of same on the Map of Glendale Park, of record in Book 57, Page 141, Register's Office for said County, described as follows:

BEGINNING on the easterly line of Glendale Park at the northwest corner of the property conveyed to Hal G. Ragsdale and wife, by deed from Bessie Holt of record in Book 2274, Page 365, said Register's Office; thence with said Ragsdale northern boundary line, eastwardly 210 feet to said Ragsdale's northeast corner; thence northwardly 106 feet; thence westwardly 210 feet to the easterly line of said Glendale Park; thence with same, southwardly 106 feet to the beginning.

Being the same property conveyed to William C. Waggoner, Jr. and wife, Annie Laurie, by deed from Emmett N. Kennon, Jr. and wife, Rose S. Kennon, dated March 16, 1956, recorded April 9, 1956 in Book 2499, Page 369, Register's Office for Davidson County, Tennessee. William C. Waggoner, Jr. having since died on or about April 3, 2005. Annie Laura Waggoner subsequently died on or about February 23, 2010, testate, and by Last and Testament in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 10P-1007, devised subject property to David Carroll Waggoner, Linda Joyce Hodges and William Philip Waggoner. Annie Laurie, Annie Laurie Waggoner and Annie Laura Waggoner all being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4322 General Bate Drive, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of January, 2011.

David Carroll Waggoner, ~~DEVISEE~~

David Carroll Waggoner, Devisee under
The Last Will and Testament of
Annie Laura Waggoner, deceased and
Co-Executor of the Estate of Annie
Laura Waggoner, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Carroll Waggoner, Devisee under The Last Will and Testament of Annie Laura Waggoner, deceased and Co-Executor of the Estate of Annie Laura Waggoner, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 28th day of January, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

WITNESS my hand this 19 day of January, 2011.

Linda Joyce Hodges

Linda Joyce Hodges, Devisee under
The Last Will and Testament of Annie
Laura Waggoner, deceased and
Co-Executor of the Estate of Annie
Laura Waggoner, deceased

STATE OF Ms
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Joyce Hodges, Devisee under The Last Will and Testament of Annie Laura Waggoner, deceased and Co-Executor of the Estate of Annie Laura Waggoner, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Tupelo, Ms this 11 day of January, 2011.

Catherine Norman

Notary Public
State of Ms at Large

My Commission expires: July 23, 2014

STATE OF MISSISSIPPI
CATHERINE NORMAN
NOTARY PUBLIC
ID No 11532
Comm Expires
July 23, 2014
LEE COUNTY

WITNESS my hand this 19th day of January, 2011.

William Philip Waggoner, Devisee under
The Last Will and Testament of Annie
Laura Waggoner, deceased and
Co-Executor of the Estate of Annie Laura
Waggoner, deceased

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Philip Waggoner, Devisee under The Last Will and Testament of Annie Laura Waggoner, deceased and Co-Executor of the Estate of Annie Laura Waggoner, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Smyrna, GA this 19th day of January, 2011.

Notary Public
State of Georgia at Large

MYRA W MATHIS
MY COMMISSION EXPIRES
APRIL
14
2013
COBB CO., GEORGIA
NOTARY PUBLIC

My Commission expires: 4-14-13

MYRA W MATHIS
MY COMMISSION EXPIRES
APRIL
14
2013
COBB CO., GEORGIA
NOTARY PUBLIC