WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Lora Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2011.

Notary Public

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAR. 4, 2013

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAR. 4, 2013

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
Lora Alexander	Patrick H. Waggoner and Elizabeth Burton Waggoner	
(NAME)	(NAME)	
3000 Saindon Street	5198 Regent Drive	133-1-289
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **PATRICK H. WAGGONER AND WIFE, ELIZABETH BURTON WAGGONER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORA ALEXANDER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 400 on the Map of Sunrise Heights, Second Addition, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 400 fronts 49 feet on the east side of Calhoun Avenue and runs back between lines 135 feet along the south margin of a 40 foot unnamed street, shown on the plan to an alley in the rear on which it measures 53 feet.

Being the same property conveyed to Patrick H. Waggoner and wife, Elizabeth Burton Waggoner by deed from Herbert T. Reed, Jr. and wife, Amanda G. Reed of record as Instrument No. 20061128-0146913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 421, page 46, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3000 Saindon Street, Nashville, TN 37211

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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:T20110030404 DEEDWARR
Recvd: 05/23/11 09:42 2 pgs
Fees:13.00 Taxes:277.50
20110523-0039139

Witness our hands this 20th day of May, 2011.

Patrick H. Waggoner

Elizabeth Burton Waggoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick H. Waggoner and Elizabeth Burton Waggoner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2011.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013