BILL GARRETT, Davidson County
Trans:T20110040105 DEEDWARR
Recvd: 07/05/11 13:22 2 pgs
Fees:13.00 Taxes:825.10

20110705-0051231

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $223,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2011.

Notary Public
My commission expires: 9-8-2013

03-1103-37002

Address of New Owner:	Send Tax Bills to:	Tax Information
Katherine E. Almond 641 Old Hickory Blvd., #59 Brentwood TN 37027	Bank of America, N.A. P.O. Box 650070 Dallas, TX 75265-0070	171-03-0-B-143

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, John C. Waggoner and wife, Stacy L. Waggoner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katherine E. Almond, 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 Unit No. 59, on the Plan of Townhomes of Fredericksburg, Phase I, Section 3, of record in Book 9700, Page 485, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Waggoner and wife, Stacy L. Waggoner by deed from Diane J. Jarrell, unmarried, dated July 31, 2006, recorded August 1, 2006, in Instrument No. 20060801-0093126, Register's Office for Davidson County, Tennessee.

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 641 Old Hickory Blvd., #59, Brentwood, TN 37027

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 1st day of July, 2011.

John C. Waggoner

Stacy L. Waggoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. Waggoner and Stacy L. Waggoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of July, 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