File No. 120000

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Barbara P. Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2012.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 1/28/12
(AFFIX SEAL)

Rebecca Campbell State Of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara P. Waggoner	F&M Bank	061 12 0 032.00
(NAME)	(NAME)	
1204 Eastdale Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, David Waggoner and wife, Cynthia Waggoner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara P. Waggoner, an unmarried woman, 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:

Being the East 40 feet front and 50 feet rear of Lot No. 4 and all of Lot No. 5, Block G on the Plan of Section No. 2 of Jackson Park of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

Said part of said lot and Lot No. 5 adjoin and front together 100 feet on the South side of Eastdale Avenue and run back 159 feet on the East line of Lot No. 5, and 141-1/2 feet on the West line of the East part of Lot No. 4, to a dead line in the rear on which it measures 122 feet.

Being the same property conveyed to David Waggoner and wife, Cynthia Waggoner by deed from Fannie Mae A/K/A Federal National Mortgage Association, dated June 27, 2011 and recorded on July 1, 2011 in Instrument No. 20110701-0050810, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Cynthia Waggoner executed this instrument on behalf of David Waggoner pursuant to a Power of Attorney of record in Instrument No.. 20120206-0010652, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1204 Eastdale Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120009017 DEEDWARR
Recvd: 02/06/12 14:36 2 pgs
Fees:13.00 Taxes:518.00

20120206-0010653

File No. 120000

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 30th day of January, 2012.

David Waggoner by Cynthia Waggoner his Attorney-in-fact

Cynthia Waggoner

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Waggoner with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of David Waggoner as his Attorney in Fact as the free act and deed of the within named David Waggoner.

Witness my hand and official seal this 30th day of January, 2012.

Commission expires:

2/28/12

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 30th day of January, 2012.

Commission expires:

2/28/12

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Notary Public