(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ADDRESS NEW OWNER:
Jeremy Whaley
Kenia Whaley
104 Autumn Leaves Lane
Nashville, TN 37221

SEND TAX BILL TO:

New Owner

BILL GARRETT, Davidson County
Trans:T20120055432 DEEDWARR
Recvd: 07/27/12 13:57 2 pgs
Fees:13.00 Taxes:998.63
20120727-0066482

MAP & PARCEL NOS.:
128100A03000CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sheryl McCaleb Waugh, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jeremy Whaley and Kenia Whaley, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

*FKA Sheryl J. McCaleb

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section One, Pine Forest, as shown on plat of record in Plat Book 9700, Pages 712 and 713, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sheryl J. McCaleb, a single woman, from Tina C. Huggins, unmarried, by Warranty Deed recorded on March 4, 2004, in Instrument No. 20040304-0024824, Register's Office for Davidson County, Tennessee. Sheryl J. McCaleb is now married and is known as Sheryl McCaleb Waugh. Sheryl J. McCaleb and Sheryl McCaleb Waugh are one and the same person.

This is property with a common address of **104 Autumn Leaves Lane, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 712-713, Register's Office for Davidson County, Tennessee; (3) All matters appearing on the Boundary Plat of record in Plat Book 9700, Page 476, Register's Office for Davidson County, Tennessee; (4) Restrictive Covenants of record in Book 11072, Page 248, said Register's Office; (5) Stormwater Detention Agreement to Metro Government of Nashville in Book 11016, Page 259, said Register's Office; (6) Quitclaim Deed to the Homeowners' Association in Book 11318, Page 919, said Register's Office; (7) Charter for Pine Forest Homeowners Association in Book 11092, Page 155, said Register's Office.

Grantor warrants that she have never lived at the herein described property as a married person and that the property described herein is not subject to any marital rights.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of July, 2012.

X _____
Sheryl McCaleb Waugh

_____
FKA Sheryl J. McCaleb

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sheryl McCaleb Waugh, a married woman,** with whom I am personally acquainted, or who 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 office this **24th** day of **July 2012.**

* FKA Sheryl J. McCaleb

_____
Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1207-139

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is ~~$269,900.00~~.

_____
Affiant

Subscribed and sworn before me this 24th day of July, 2012.

_____
Notary Public
My Commission Expires: 3-18-2014

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY