BILL GARRETT, Davidson County
Trans:T20120056917 DEEDWARR
Recvd: 08/02/12 09:15 2 pgs
Fees:13.00 Taxes:688.20

20120802-0068274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 186,000.00

Affiant

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

Notary Public

My commission expires: May 6, 2013

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHRISTINA WYNN **CHRISTOPHER WYNN**	Franklin Synergy	Map 072-07-0
1404 SHELTON AVE	3301 Aspen Grove Dr.	Parcel 252.00
NASHVILLE, TN 37216	Franklin, TN 37067	

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 ACKNOWLEDGE, WE,

MADISON MCDONALD WAGGONER and WIFE, ~~XXXXXXXXXXXXXXXX~~ Elizabeth G. Waggoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTINA WYNN AND CHRISTOPHER WYNN, WIFE AND HUSBAND

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 LOT 3 OF BLOCK B ON THE MAP OF INGLEWOOD GOLF CLUB ESTATES, OF RECORD IN BOOK 843, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF SHELTON AVENUE AND RUNS BACK BETWEEN LINES, 181 FEET ON THE WESTERLY LINE AND 178 FEET ON THE EASTERLY LINE, TO A DEAD LINE AND MEASURES 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MADISON MCDONALD WAGGONER AND WIFE, NANCY WAGGONER BY WARRANTY DEED FROM JAMES G HUGHES AND WIFE, DOROTHY M HUGHES DATED 11/16/65 AND RECORDED ON 11/19/65 IN BOOK 3960, PAGE 884, SAID REGISTER'S OFFICE FOR SAID COUNTY.

NANCY S WAGGONER HAVING SINCE PASSED ON 2/23/10 LEAVING MADISON MCDONALD WAGGONER, AS SOLE HEIR.

ELIZABETH G WAGGONER IS JOINING IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTEREST SHE MAY HAVE MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 843, Page 98, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1404 SHELTON AVE, NASHVILLE, TN 37216.

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 in 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 my/our hand(s) this 24th day of July, 2012.

Madison Waggoner
MADISON WAGGONER

Elizabeth G. Waggoner
ELIZABETH G WAGGONER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MADISON WAGGONER and Elizabeth G. WAGGONER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2012.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY