BILL GARRETT, Davidson County
Trans:T20130016674 DEEDWARR
Recvd: 02/28/13 13:19 2 pgs
Fees:13.00 Taxes:536.50



20130228-0020068

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-1817

Property Address:
4113 New Hope Meadow Road, Hermitage, TN 37076
87-1-10

MAP AND PARCEL 08701001000

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stanley P. McWaters**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Wolford Properties, LLC** , hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson**, State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Javier Lozano and wife, Alba Lozano, dated January 5, 2001, and recorded January 25, 2001, in the Register of Deeds for the City of Hermitage, County of Davidson, as Document No. 20010125-0007563. And Further Being all of the same property conveyed to Stanley Waters aka Stanley P. Waters from Penny McWaters by Quitclaim dated February 15, 2012 of record in Instrument No 20130228-0020066, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 15th day of February, 2013.

Stanley P. McWaters by Donna G. Mason, {Seal}
Stanley P. McWaters by Donna G. Mason, Attorney In Fact
atty in fact

State of Tennessee

County of Williamson

On this 15th day of February, 2013 before me personally appeared Donna G. Mason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stanley P. McWaters acknowledged that such person executed the same as the free act and deed of Stanley P. McWaters.

Notary Public

My Commission expires: 8-28-2016

Grantor's Name, Address, Phone:
Stanley P. McWaters

Grantees' Name, Address, Phone:
Wolford Properties, LLC
724 COUNTY HIGHWAY 623
MATTHEWS, MO 63867

SEND TAX STATEMENTS TO THE GRANTEE.

NIKKI D. WELLS-MCNICKLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: AUGUST 28, 2016

State of Tennessee
County of Wilson

I hereby swear that to be best of my knowledge, inoformation and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Subscribed and sworn to before me this 15th day of February, 2013.

Notary Public
My commission expires: 4-20-15

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.