Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John A. Hitson
201 Lisa Lane
Nashville, Tennessee 37210

SEND TAX BILL TO:
Owner

MORTGAGEE:
Farmers Bank & Trust
4007 Hillsboro Rd.
Nashville, TN 37215

MAP 95-01
GROUP
PARCEL 68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donna W. Ferrell, individually and as the Court Appointed Representative of Danny Lee Waggner and Faith Hunter,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **John A. Hitson and Leah S. Hitson, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Creekside Heights, of record in Plat Book 2663, page 114 & 115, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lee G. Waggner and wife, Marie W. Waggner, by deed dated July 14, 1959 from Carl Batson, Inc. of record in Book 2926, page 255, Register's Office for Davidson County, Tennessee. The said Lee G. Waggner and wife, Marie W. Waggner having both died, whereupon title vested in Donna W. Ferrell, Danny Lee Waggner, and Faith W. Waggner, and by Order of The Chancery Court for Davidson County, TN, Case No 12-955-I, Donna W. Ferrell was granted the authority to sell said property

BILL GARRETT, Davidson County
Trans:T20130047281 DEEDWARR
Recvd: 06/06/13 11:32 3 pgs
Fees:18.00 Taxes:482.85
20130606-0057545

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **201 Lisa Lane, Nashville, Tennessee 37210.**

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, GRANTORS do covenants with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, does further covenant and bind themselves, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **30th** day of **May, 2013.**

Donna W. Ferrell

Donna W. Ferrell, Individually and as Court Appointed Representative of Danny Lee Waggner and Faith Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donna W. Ferrell, individually and as Court appointrd representative of Danny Lee Waggner and Faith W. Waggner**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $130,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-16

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY