BILL GARRETT, Davidson County
Trans:T20130058237 DEEDWARR
Recvd: 07/09/13 10:46 2 pgs
Fees:13.00 Taxes:1794.50
20130709-0070781

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1435

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gene Thomas Waguespack, Jr. Dia Rose Waguespack 5203 Elkins Avenue Nashville, TN 37209	NEW OWNER	91-15-125.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2013.

Notary Public

My Commission Expires: 08/23/2016
(Affix Seal)

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 of which is hereby acknowledged **Darin H. Lashinsky and wife, Darcy M. Lashinsky, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gene Thomas Waguespack Jr. and wife, Dia Rose Waguespack ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, and described as follows to-wit:

Being a part of Block No. 12 on the Plan of Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Additions, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by John B. Kohl, III, dated September 27, 1989, as follows:

Beginning at a point in the southerly margin of Elkins Avenue, 50 feet westerly from the Southwest corner of 52nd Avenue North (also known as 11th Street) and Elkins Avenue; thence running in a southerly direction and parallel to 52nd Avenue North, 200 feet to a point; thence in a westerly direction and parallel with Elkins Avenue, 50 feet to a point; thence in a northerly direction, 200 feet to the southerly margin of Elkins Avenue; thence in an easterly direction along Elkins Avenue, 50 feet to the point of beginning.

Being the same property conveyed to Darin H. Lashinsky and wife, Darcy M. Lashinsky by Warranty Deed from Hallum Co. Builders, Inc., a Tennessee corporation, dated November 8, 2005, recorded November 21, 2005, in Instrument No. 20051121-0140167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is Improved property located at: **5203 Elkins Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **July, 2013.**

GRANTOR(S)

Darin H. Lashinsky

Darcy M. Lashinsky

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Darin H. Lashinsky and Darcy M. Lashinsky** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **8th** day of **July, 2013.**

Notary Public

My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017