File Box 8

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1158**

BILL GARRETT, Davidson County
Trans:T20140045604 DEEDWARR
Recvd: 06/26/14 14:40 2 pgs
Fees:13.00 Taxes:1572.50
20140626-0056149

WARRANTY DEED

THIS INDENTURE, made and entered into this 6/25/2014, by and between **Anita L. Hauenstein**, parties of the first part, and **Chris W. Waddell and Laura M. Waddell, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 52 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 52 fronts 50 feet on the southerly side of Nebraska Avenue formerly 8th Street, and runs back between parallel lines, 157.9 feet to an alley.

Being the same property conveyed to Anita L. Hauenstein, unmarried, by Quit Claim Deed from W. Richard Hauenstein, a married man, dated March 27, 2004, of record in Instrument No. 20040616-0071518, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **103 04 0 402.00**
☐ Improved **4023 Nebraska Avenue, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Anita L. Hauenstein

STATE OF Colorado

COUNTY OF Boulder

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Anita L. Hauenstein to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of June, 2014..

Notary Public

My Commission Expires: 8/16/2016

TINA MEYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124053298
MY COMMISSION EXPIRES 8/16/2016

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Owner's Name: **Chris W. Waddell and Laura M. Waddell**

and Address: **4023 Nebraska Avenue, Nashville, TN 37209**

Mail tax bills to: Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, TN 37923

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 25th day of June, 2014..

Notary Public

My Commission Expires: _____

TAA

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017