THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071523** BILL GARRETT, Davidson County Trans:T20140058795 DEEDWARR Recvd: 08/11/14 15:13 2 pgs Fees:13.00 Taxes:1135.90 20140811-0072397	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Paul Raymond Waddle Jr. and Lisa B. Waddle 5643 Kendall Dr Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-06-0-102.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy O'Toole and wife, Heather O'Toole** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Raymond Waddle Jr. and Lisa B. Waddle, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 23, BROOKSIDE COURTS ADDITION NUMBER 2, as shown on plat of record in Plat Book 1835, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy O'Toole and wife, Heather O'Toole by Warranty Deed from John T. Knoll and wife, Susan B. Steelman, recorded on the 29th day of April, 2009 in Instrument No. 20090429-0038785, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NUMBER 2, as recorded in Plat Book 1835, Page(s) 47.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Driveway, recorded in Book 5294, Page 218 and Book 5310, Page 932.

This is improved property located at 5643 Kendall Dr Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2014.

Timothy O'Toole by Charles Meisel
Timothy O'Toole by Charles Meisel, his attorney-in-fact Attorney in Fact

Heather O'Toole by Charles Meisel
Heather O'Toole by Charles Meisel, her attorney-in-fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Meisel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Timothy O'Toole and Heather O'Toole, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014