NEW OWNER:

Nicholas R Waggoner
1081 Zophi Street
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0608

Map 072 Group 06-0 Parcel 171.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140063265 DEEDWARR
Recvd: 08/26/14 14:55 2 pgs
Fees:13.00 Taxes:551.30
20140826-0077826

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Nine Thousand and 00/100 Dollars ($149,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BENNIE R. HACKNEY AND WIFE, SARA J. HACKNEY** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **NICHOLAS R WAGGONER, AN UNMARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot 46 on the Plan of Revised and Corrected Map of Subdivision of Casper Zopfi's Place, of record in Plat Book 547, Page 21 and 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bennie R. Hackney and wife, Sara J. Hackney, by Warranty Deed from Mike W. Slaughter, unmarried, dated June 24, 1987, and of record in Book 7282, Page 263, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1081 Zophi Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever. .

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **August, 2014**.

BENNIE R. HACKNEY

SARA J. HACKNEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BENNIE R. HACKNEY AND SARA J. HACKNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 22nd day of **August, 2014**.

My commission expires: 7-25-16

BRITTANY T. DUGAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 149,000.00 .

AFFIANT

Sworn to and subscribed to before me 22nd day of **August, 2014**.

My commission expires: 7-25-16

BRITTANY T. DUGAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY