BILL GARRETT, Davidson County
Trans:T20140075344 DEEDWARR
Recvd: 10/06/14 13:21 2 pgs
Fees:13.00 Taxes:870.06
20141006-0092388

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0990

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of October, 2014

Notary Public
Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gary Waddey 602 Dunston Drive Nashville, TN 37211	New Owner New Owner	133-13-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cynthia Lee Hodges Lee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Waddey, Gary Waddey and Paula Waddey, joint tenants with right of survivorship

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. 662 on the Plan Section Seven, Caldwell Hall, of record Book 3300, Page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Cynthia Lee Hodges Lee, by Quitclaim Deed from John Claude Lee, III (pursuant of the Final Decree of Divorce, Case No. 05D-4263 filed in the Fourth Circuit Court of Davidson County, Tennessee), said Quitclaim Deed being dated 12/14/07 and recorded 4/30/08 in Instrument Number 20080430-0043803; and the same property previously conveyed to John Claude Lee, III and Cynthia L. Lee, husband and wife, as tenants by the entirety, by Quitclaim Deed from John Claude Lee, III, dated 12/2/04 and recorded 12/20/04 in Instrument Number 20041220-0150700; and previously conveyed to John Claude Lee, III, unmarried, by Warranty Deed from Michael D. Reese, unmarried, dated 6/15/94 and recorded 6/17/94 in Book 9381, Page 116, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 602 Dunston Drive, Nashville, TN 37211.

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 we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of October, 2014.

Cynthia Lee Hodges Lee

Cynthia Lee Hodges Lee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Cynthia Lee Hodges Lee

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of October, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17