Davidson County	DEEDQC
Recvd: 01/23/15 15:50	3 pgs
Fees:17.00 Taxes:0.00	
20150123-0006957	

Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
Prepared by above.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson

I hereby declare that the actual consideration for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me this 23 day of January, 2015.

NOTARY PUBLIC My commission expires: 4/2/18

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel Nos. 12100025300
12100013400

Address of New Owner:
Stephen & Mary Waggoner
2571 Pulley Road
Nashville, TN 37214

Send Tax Notices To:
Same as Current Recipient
Fidelity Bank

CB

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, STEPHEN WAGGONER and wife, MARY WAGGONER, hereinafter referred to as Grantors, hereby quitclaim to STEPHEN WAGGONER and wife, MARY WAGGONER, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

TRACT 1:

Land in the 3rd CD of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Pulley Road, said point being northwesterly 197.5' along said margin of Pulley Road from the northeast corner of the Cecil E. Waggoner property of record in Book 2741, Page 175 RODC & the northwest corner of the Paul Pigue property; thence from the point of beginning S. 18 deg. 25' W 435.00' to an iron pin; thence with a line parallel to & 150.00' E. of the easterly line of the Jimmy B. Riggins property S. 07 deg. 50' W. 1,185.0 feet to an iron pin in said Cecil E. Waggoner's south line, a fence; thence N. 82 deg. 59' W 151.6' to an iron pin, said Waggoner's southwest corner and the southeast corner of said Riggins; thence with a fence, Riggins E. line N. 07 deg. 50' E 1,181.50' to an iron pin, Riggins northeast corner; thence N 18 deg. 25'E 492.74 feet to an iron pin in the southerly margin of Pulley Road; thence parallel to & 25.0' south of the centerline of said road S. 62 deg. 15' E 150.00' to the point of beginning and containing an area of 5.69 acres, more or less.

Being all of the same property conveyed to Stephen Waggoner and wife, Mary Waggoner from Cecil E. Waggoner and wife, Margie Ann Waggoner by deed dated April 18, 1979 of record in Book 5438, Page 190, Register's officer for Davidson County, Tennessee.

This is real property commonly known as: 2567 Pulley Road, Nashville, TN 37214

TRACT 2:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the southerly margin of Pulley Road, being the southeast corner of a tract of land owned by Stephen Waggoner, et ux, by deed of record in Book 5438, Page 190, Register's Office for Davidson County, Tennessee and being 51 feet north of the northeast corner of a tract of land owned by Andy H. Cohen and wife, Leiann W. Cohen, by deed of record in Book 6629, Page 179, Register's Office for Davidson County, Tennessee, thence in a westerly direction 444.6 feet to a point; thence in a southerly direction 50 feet to a point; thence in an easterly direction 440.89 feet to a point in the southerly margin of Pulley Road; thence along the southerly margin of Pulley Road 51 feet to the point of beginning.

Being all of the same property conveyed to Stephen Waggoner and wife, Mary Waggoner from Margie Ann Waggoner, unmarried by deed dated August 23, 1993 of record in Book 9072, Page 478, Register's Office for Davidson County, Tennessee.

This is real property commonly known as: 2571 Pulley Road, Nashville, TN 37214

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said STEPHEN WAGGONER and wife, MARY WAGGONER have hereunto set their signature, on this, the 23 day of January, 2015.

Stephen Waggoner
STEPHEN WAGGONER

Mary Waggoner
MARY WAGGONER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN WAGGONER and wife, MARY WAGGONER, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 23 day of January, 2015.

Connie J Buchanan
NOTARY PUBLIC

My commission expires: 4/2/18

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith
Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018