PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150024285 DEEDWARR
Recvd: 04/02/15 10:43 2 pgs
Fees:13.00 Taxes:1073.00
20150402-0028690

W & I Ref: (DKM) Title No.: 57312
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James William Waggoner Megan Renee Geer Waggoner 7036 Allens Lane Nashville, TN 37221	Farmington Mortgage, A Division of CapStar Bank 2002 Richard Jones Rd., Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 155-3-0-D-27.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy J. McNamara and Jennifer T. McNamara**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James William Waggoner and Megan Renee Geer Waggoner, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Allens Green, First Revision, Section Two, of record in Book 9700, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. McNamara and wife, Jennifer T. McNamara by Warranty Deed from Zaring Homes, Inc., dated February 6, 1997, recorded February 7, 1997 in Book 10343, Page 456, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 109, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, Page 789, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7036 Allens Lane, Nashivlle, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2015

Timothy J. McNamara

Jennifer T. McNamara

State of Tennessee

County of Davidson

On this 31st day of March, 2015, before me the undersigned authority, personally appeared Timothy J. McNamara and Jennifer T. McNamara, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

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

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Sworn and subscribed before me this 31st day of March, 2015.

Notary

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY