WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085458 DEEDWARR
Recvd: 10/07/15 10:14 2 pgs
Fees:13.00 Taxes:3163.50
20151007-0102197



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00

Elizabeth Calli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/27/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Tyler Waugh	Farmington Mtg	
(NAME)	(NAME)	
1492 Clairmont Place	2002 Richard Jones Rd #300A	117-12 113
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **BUDDY J. LEWIS AND WIFE, MARY N. LEWIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE TYLER WAUGH AND WIFE, STACY L. WAUGH,** 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 the west 50 feet of Lot No. 16 and the east 37 1/2 feet of Lot No. 15, Block "A" of Galecrest Subdivision No. 2 , of record in Book 843, Page 30 , Register's Office for Davidson County, Tennessee, described according to survey made by Hal R. Swann Jr., Surveyor, dated August 9, 1966, as follows: Said parts of said lots front together 87.5 feet on the north side of Clairmont Avenue and run back 207.07 feet, more or less, on the east line and 208 feet, more or less, on the west line to a dead line in the rear on which they measure 87.5 feet.

Being the same property conveyed to Buddy J. Lewis and Mary N. Lewis by deed from John Charles Taylor, of record in Instrument No. 20110706-0051667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes and all matters shown on the plan of record in Plat Book 843, page 30, said Register's Office.

unimproved _
This is improved x property, known as 1492 Clairmont Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 30 day of September, 2015.

Buddy J. Lewis
Mary N. Lewis, attorney in fact

BUDDY J. LEWIS

BY MARY N. LEWIS, ATTORNEY IN FACT

Mary N. Lewis

MARY N. LEWIS

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 Mary N. Lewis, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of September, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2015, before me personally appeared Mary N. Lewis, to me known to be the person who executed the foregoing instrument on behalf of Buddy L. Lewis and acknowledged that she executed the same as the free act and deed of Buddy L. Lewis.

Witness my hand and official seal at Nashville, Tennessee this 30 day of September, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015