28657-8 Box 14 return to: Attorneys Title Company, Inc.

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160057662 DEEDWARR
Recvd: 07/07/16 08:32 2 pgs
Fees:13.00 Taxes:946.83
20160707-0069315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,900.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 6th day of July, 2016.

Anna Agee
Notary Public

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5-8-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sara Rosson		
2807 Belmont Blvd	New Owner	092-13-0-192-00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STACY WAUGH AND PONZETTA SUMMERS-WAUGH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA ROSSON, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 north 75 feet of Lot Nos. 6 and 7 on the Plan of Charlotte Park Company's Second Addition of record in Plat Book 57, Page 160 and 161, in the Register's Office for Davidson County, Tennessee.

Said northerly 75 feet of Lot Nos. 6 and 7 front together 75 feet on the easterly side of 35th Avenue North, formerly Woodfin, and runs back between parallel lines with the south side of an alley 100 feet.

Being the same property conveyed to Stacy Waugh and Ponzetta Summers-Waugh, husband and wife by Warranty deed from Mackie Anderson and wife, Lynda Anderson of record in Instrument No. 20070914-0110268 Register's Office for Davidson County, Tennessee, dated September 10, 2007 and recorded on September 14, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 318 35th Avenue North, Nashville, TN 37209-3945.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of July, 2016.

Stacy Waugh by Ponzetta Summers-Waugh his AIF

Stacy Waugh by Ponzetta Summer-Waugh
his attorney-in-fact

Ponzetta Summers-Waugh

Ponzetta Summers-Waugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ponzetta Summers-Waugh, individually and as attorney in fact for Stacy Waugh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2016.

Kristian Booth

Notary Public

