BILL GARRETT, Davidson County
Trans: T20170002888 DEEDWARR
Recvd: 01/11/17 13:57 2 pgs
Fees: 13.00 Taxes: 695.60
20170111-0003269

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Claire Ann White, a single woman, has this day bargained and sold and does hereby transfer and convey unto Joshua T. Waggoner, unmarried man his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 15, as shown on the map entitled the Plan of Norma Heights, of record in Plat Book 1835, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C. Ann White, a single woman by WARRANTY DEED from Luisa Ball (Formerly known as Luisa Bridich) and husband, Graham Ball, dated 05/08/2012 and recorded 05/14/2012, of record in Instrument Number 20120514-0041470, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1)All restrictions of record; 2) All easements of record; 3) All visible easements; 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

This is improved property known as 3727 Norma Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Joshua T. Waggoner, unmarried man, his heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 21st day of December, 2016.

Claire Ann White

Claire Ann White

CAW

STATE OF OHIO
COUNTY OF Summit

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Claire Ann White, a single woman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of December, 2016.

Kylie B. Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES April 7, 2021

NOTARIAL SEAL STATE OF OHIO

Kylie B. Smith
Notary Public, State of Ohio
My Commission Expires
April 07, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $188,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claire Ann White
Affiant

Subscribed and sworn to before me this 21st day of December, 2016.

Kylie B. Smith
NOTARY PUBLIC

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

Kylie B. Smith
Notary Public, State of Ohio
My Commission Expires
April 07, 2021

Map & Parcel No.: 133 11 0 002.00

Name and address of new owner:
Send tax bills to:
Joshua T. Waggoner
3727 Norma Drive
Nashville, TN 37211