File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170017372 DEEDWARR
Recvd: 02/28/17 14:14 2 pgs
Fees: 13.00 Taxes: 1110.00
20170228-0019866

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Reed	New Owner	142 09 0E 088.00
(NAME)	(NAME)	
1302 General George Patton		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cynthia Waggoner and husband, David Waggoner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald Reed and Susan A. Reed, husband and wife,** 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 Unit No. 1302, together with the Carport designated No. 1302-C, in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Phase One, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, as corrected in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Phase One, Condominium Apartments, contained in the Master Deed in Book 6226, Page 9, and By-Laws of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to Cynthia Waggoner and husband David Waggoner by deed from Richard Malcolm Carter, Steven Allan Cart and Jeffery Raoul Cart, Devisees Under the Will of Lois Dean Cart dated November 29, 2016 and recorded on November 30, 2016 in Instrument No: 20161130-0125640, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1302 General George Patton Road, Nashville, TN 37221
(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/our hands this 27th day of February, 2017.

Cynthia Waggoner

David Waggoner

State of Tennessee
County of Davidson

Personally appeared before me Cynthia Waggoner and David Waggoner, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2017.

Notary Public

My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020

File No.: 172868