RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178541

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020157 DEEDWARR
Recvd: 03/08/17 15:51 3 pgs
Fees:18.00 Taxes:804.75
20170308-0023185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Scott Nugent and Jeanine Mary Nugent, Trustees of the Nugent Family Trust (Established September 20, 2005) 8306 Oak Knoll Drive Brentwood, TN 37027	William Scott Nugent and Jeanine Mary Nugent, Trustees of the Nugent Family Trust (Established September 20, 2005 503 Forrest Park Circle Franklin, TN 37064	181 14 0A 019.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars ($217,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID S. WADDELL AND WIFE, JULIA WADDELL AND JOHNNY LEE WADDELL AND WIFE, KAREN G. WADDELL**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM SCOTT NUGENT AND JEANINE MARY NUGENT, TRUSTEES OF THE NUGENT FAMILY TRUST (ESTABLISHED SEPTEMBER 20, 2005)**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 19 on the plan of The Villas at Concord Place, Phase 1, of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description hereof.

Being the same property conveyed to David S. Waddell and wife, Julia Waddell and Johnny Lee Waddell and wife, Karen G. Waddell, by Warranty Deed from Alicia A. DeRienzo and husband Benjamin DeRienzo, dated 12/11/2009, recorded 12/15/2009, of record in Instrument #20091215-0114106, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 8306 Oak Knoll Drive, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of February, 2017.

Johnny Lee Waddell by Johnny Lee Waddell as attorney in fact

JOHNNY LEE WADDELL

Karen G. Waddell

KAREN G. WADDELL BY JOHNNY LEE WADDELL, ATTONREY-IN-FACT

Julia Waddell by David S Waddell as Attorney in Fact

JULIA WADDELL BY DAVID S. WADDELL, ATTORNEY-IN-FACT

David S Waddell

DAVID S. WADDELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Johnny Lee Waddell and David S. Waddell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of February, 2017.

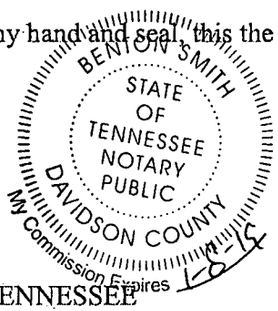
BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David S. Waddell, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Julia Waddell and acknowledged that he executed the same as the free act and deed of the said Julia Waddell.

WITNESS my hand and seal, this the 28th day of February, 2017.



Notary Public
My commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Johnny Lee Waddell, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Karen G. Waddell and acknowledged that he executed the same as the free act and deed of the said Karen G. Waddell.

WITNESS my hand and seal, this the 28th day of February, 2017.

Notary Public
My commission expires: 1-8-19

