BILL GARRETT, Davidson County
Trans:T20170029511 DEEDWARR
Recvd: 04/07/17 11:21 2 pgs
Fees:13.00 Taxes:185.00
20170407-0034248

This instrument prepared by Anthony Burns, Atty
2517 Lebanon Pk., Ste 301, Nashville, TN., 37214
(615) 469-6857

WARRENTY DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Paul & Shila Holloway 1119 Hitt Lane Goodlettsville, TN 37070	New Owner	018000024.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, HELEN J. WAGGONER, hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey unto PAUL M. HOLLOWAY and wife, SHILA HOLLOWAY, hereinafter referred to as GRANTEES, their heirs, successors, and assigns, all of Grantor's right, title, and interest in and to the following described tract or parcel of land, to-wit property:

TRACT 1

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by William Harold Martin, dated July 16, 1975, as follows:

BEGINNING at an iron pin located 575.7 feet from an iron pin in the north margin of Brick Church Pike; thence S 89° 10' West 232.00 feet to a point; thence N 00° 20'E 1220.00 feet to an iron pin; thence S 89° 10' W 105 feet to an iron pin; thence N 0° 20' E 330 feet to an iron pin; thence S 89° 15' E 330 feet to an iron pin; thence S 0° 00' 1510 feet to the point of beginning containing 8.82 acres, more or less.

TRACT 2

LAND in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northerly margin of Brick Church Pike located 3,165 feet, more or less, from the intersection of said Pike and Hitt Lane; thence along the margin of said Pike, S 78° 4' W 52.2 feet; thence leaving said Pike, N 4° 54' E 540.7 feet to a point; thence S 89° 10' W 182.00 feet to an iron pin in the line of Lee Wayne Waggoner; thence with the line of said Waggoner, N 00° 20' E 50 feet to a point; thence N 89° 10' E 232.00 feet to a point; thence S 4° 54' W 575.7 feet to the point of beginning.

BEING the same property conveyed to Helen J. Waggoner, Grantor, by quitclaim from Helen J. Waggoner, on March 25, 2017 as recorded with ID 20150330-0026823, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert J. Waggoner and wife, Helen J. Waggoner, by Installment Deed from Rosie Mai Waggoner, recorded July 23, 1980 in Book 5627, Page 943, Register's Office for Davidson County, Tennessee. Robert J. Waggoner having died on January 2, 2008. The Full Release of said Installment Deed is of record in Book 6329 Page 627, said Register's Office.

* The conveyance of Tract 2 is also subject to a mutual easement for ingress and egress as set out in deeds of record in Book 4758, Page 306; Book 4936, Page 348; Book 4936, Page 352, said Register's Office, and any other Easement of record for ingress and egress.

SAID property is conveyed subject to all matters shown on the above referenced plat and to restrictions of record as such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and rights of redemption.

THIS is improved real property known as: 5456 Brick Church Pike, Goodlettsville, Tennessee 37072

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTEE HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 5th day of April, 2017.

Helen J. Waggoner

Helen J. Waggoner, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Helen J. Waggoner, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 5th day of April, 2017.

My Commission Expires: July, 8, 2019

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $50,000.00.

Helen J. Waggoner

Helen J. Waggoner, AFFIANT

SWORN TO and subscribed before me on this the 5th day of April, 2017.

Notary Public

My Commission expires: July 8, 2019

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019