File Box 8

Bill Garrett Davidson County
Batch# 36815 DEEDWARR
12/13/2017 02:36:26 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20171213-0127237

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 59358
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clifton N. Waddell Natalie C. Waddell 7020 Poplar Creek Trace Nashville, TN 37221	Movement Mortgage, LLC, and/or the Secretary of Housing and Urban Development, ISAOA/ATIMA 8024 Calvin Hall Road Indian Land, SC 29707

TAX MAP PARCEL NUMBERS: 155080A00600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alison Cook Forte, a one-half (1/2) undivided interest as tenant in common and Jennifer Cook Waggoner, a one-half (1/2) undivided interest as tenant in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clifton N. Waddell and Natalie C. Waddell, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Poplar Creek Estates Phase I of record in Book 6250, page 647, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Cook and wife, Delores L. Cook by Warranty Deed from Dwight L. Tays and wife, Cynthia S. Tays, dated October 6, 1999 and recorded on October 8, 1999 of record in Book 11696, page 744, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 29, 2007, recorded June 18, 2007, of record in Instrument No. 20070618-0072229, said Register's Office. Subject property was conveyed to William R. Cook and Delores L. Cook, Trustees, in a Revocable Living Trust for the benefit of William R. Cook and Delores L. Cook, under the terms of the William R. and Delores L. Cook Trust, dated May 29, 2007. The said William R. Cook and Delores L. Cook have since died. By Co-Trustees Quitclaim Deed of record in Instrument No. 20171208-0125619, said Register's Office. Alison Cook Forte and Jennifer Cook Waggoner, Successor Co-Trustees of the William R. and Delores L. Cook Revocable Trust, dated May 29, 2007, conveyed a one-half (1/2) undivided interest as tenant in common to Alison Cook Forte and a one-half (1/2) undivided interest as tenant in common to Jennifer Cook Waggoner.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 647, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 6804, page 536, Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 7020 Poplar Creek Trace, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of December, 2017.

Alison Cook Forte
Alison Cook Forte

Jennifer Cook Waggoner

State of Kentucky

County of Simpson

On this 11th day of December, 2017, before me the undersigned authority, personally appeared **Alison Cook Forte**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Denita J. Walker #556169
Notary

My Commission Expires: May 7, 2020

State of _____

County of _____

On this ____ day of December, 2017, before me the undersigned authority, personally appeared **Jennifer Cook Waggoner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $225,000.00.

Rachel Evers
Affiant

Sworn and subscribed before me this 12th day of December, 2017.

Debbie Mann
Notary

My Commission Expires:

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

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of December, 2017.

Alison Cook Forte

Jennifer Cook Waggoner
Jennifer Cook Waggoner

State of _____

County of _____

On this ____ day of December, 2017, before me the undersigned authority, personally appeared **Alison Cook Forte**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

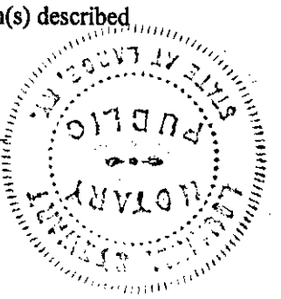
My Commission Expires: _____

State of Kentucky

County of Fayette

On this 11th day of December, 2017, before me the undersigned authority, personally appeared **Jennifer Cook Waggoner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lovana Stewart
Notary



My Commission Expires: July 25, 2018
ID: 514129

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $225,000.00.

_____
Affiant

Sworn and subscribed before me this ___ day of December, 2017.

_____
Notary

My Commission Expires: _____