Bill Garrett Davidson County
Batch# 61128 DEEDWARR
02/21/2018 12:49:37 PM 2 pgs
Fees: $13.00 Taxes: $910.20
20180221-0016503

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

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
Shayna Wacker and Nicholas Fox	new owner	062-02-0A-083.00
(NAME)	(NAME)	
2726 Riverbend Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Jason A. Ligon and Allison J. Ligon, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shayna Wacker, an unmarried woman and Nicholas Fox, an unmarried man,** 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 Lot No. 66B, on the plan of River Trace Estates, Section 1, Phase 1, of record in Plat Book 6250, Pages 996-997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jason A. Ligon and wife, Allison J. Ligon, by Warranty Deed from Amy Louise Roberts, formerly known as Amy Louise King, dated 8/31/00 and recorded 9/6/00 in Instrument No. 20000906-0087816, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2726 Riverbend Dr., Nashville, TN 37214
(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 14th day of February, 2018.

Jason A. Ligon

Allison J. Ligon

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason A. Ligon and Allison J. Ligon, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 14th day of February, 2018.

Notary Public
My Commission Expires: _____

File No.: 184138

