Bill Garrett Davidson County
Batch# 93494 DEEDWARR
05/17/2018 01:42:43 PM 5 pgs
Fees: $28.00 Taxes: $1,447.62
20180517-0047370

This Instrument Prepared by:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201
615.345.7006

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Robert S. Waggener 9499 Wicklow Road Brentwood, TN 37027-3540	Same	11509001300

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CALEB McLAUGHLIN (unmarried) and MARTHA B. McLAUGHLIN (unmarried) ("Grantors") as tenants in common owning a 100% undivided interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property"), have bargained and sold, and by these presents do transfer and convey unto ROBERT S. WAGGENER an Eighty-Five percent (85%) undivided interest as a Tenant in common, and MARTHA B. McLAUGHLIN a Fifteen percent (15%) undivided interest as a Tenant in common ("Grantees"), their successors and assigns, in and to the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantors do covenant with the Grantees that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 10th day of May 2018.

GRANTORS:

CALEB McLAUGHLIN

MARTHA B. McLAUGHLIN

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, Mark E Morrison, a Notary Public of said County and State, CALEB McLAUGHLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 10 day of May 2018.

Notary Public
My Commission Expires

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, Mark E Morrison, a Notary Public of said County and State, MARTHA B. McLAUGHLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 10 day of May 2018.

Notary Public
My Commission Expires

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration for this transfer, or value of property (whichever is greater) is $391,250.00.

Affiant

Subscribed and sworn before me this 10 day of May 2018.

Notary Public

My Commission Expires

MARK E. MORRISON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

EXHIBIT A
Legal Description

The Land referred to in this Commitment is described as follows:
Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of West Meade Hills, Section 4 of record in Plat Book 3300, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caleb McLaughlin and Martha B. McLaughlin, as Tenants in Common by deed of record in Instrument No. 20160404-0031929, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
Exceptions

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 46, Register's Office for Davidson County, Tennessee.