Karen Johnson Davidson County
Batch# 204527 DEEDWARR
03/12/2019 08:47:31 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20190312-0022162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$600,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James W. Waugh, Jr. and Belinda Waugh 1633 S. Observatory Drive Nashville, TN 37215	James W. Waugh, Jr. and Belinda Waugh 19 Middleton Park Lane Nashville, TN 37215	117-15-0-086.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **J. Franklin Hood and wife, Ruth M. Hood**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James W. Waugh, Jr. and Belinda Waugh, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Greenhills Subdivision, as of record in Plat Book 547, Page 128, said Register's Office, reference to which is hereby made for a more complete description.

Said Lot No. 15 fronts 90 feet on the Westerly side of Observatory Drive and runs back 173-1/2 feet on the north line and 220 feet on the south line to a dead line on which it shows 150 feet.

Being the same property conveyed to J. Franklin Hood and wife, Ruth M. Hood by Installment Deed dated 10/01/1980 from Gerda May Slaymaker (unmarried), of record in Book 5662, Page 825, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1633 S. Observatory Drive, Nashville, TN 37215

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 hand(s) this the 11th day of March, 2019.

J. Franklin Hood

J. Franklin Hood

Ruth M. Hood

Ruth M. Hood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that J. Franklin Hood and Ruth M. Hood personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of March, 2019.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

