BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $615,000.00 x _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2019. _____ Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Karen Johnson Davidson County Batch# 212550 DEEDWARR 04/02/2019 08:44:15 AM 2 pgs Fees: $13.00 Taxes: $2,275.50 20190402-0029479	

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Eric Anthony Tesdahl and Carissa Joy Cascio	NEW OWNER	091 15 0 125.00
(NAME)	(NAME)	
5203 Elkins Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Gene Thomas Waguespack, Jr. and Dia Rose Waguespack, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric Anthony Tesdahl and Carissa Joy Cascio, husband and wife,** 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:

Being a part of Block No. 12 on the Plan of Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Additions, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by John B. Kohl, III, dated September 27, 1989, as follows:

Beginning at a point in the southerly margin of Elkins Avenue, 50 feet westerly from the Southwest corner of 52nd Avenue North (also known as 11th Street) and Elkins Avenue; thence running in a southerly direction and parallel to 52nd Avenue North, 200 feet to a point; thence in a westerly direction and parallel with Elkins Avenue, 50 feet to a point; thence in a northerly direction, 200 feet to the southerly margin of Elkins Avenue; thence in an easterly direction along Elkins Avenue, 50 feet to the point of beginning.

Being the same property conveyed to Gene Thomas Waguespack Jr. and wife, Dia Rose Waguespack by Warranty Deed from Darin H. Lashinsky and wife, Darcy M. Lashinsky dated July 8, 2013 and recorded July 9, 2013 as Instrument No. 201307090070781, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 3(
NASHVILLE, TN 37215

unimproved ☐
This is improved ☒ property, known as 5203 Elkins Ave, Nashville, TN 37209

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 our hands this 29 day of March 2019

Gene Thomas Waguespack, Jr. by Hillary Monroe Smith as attorney in fact

Dia Rose Waguespack by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gene Thomas Waguespack, Jr. and Dia Rose Waguespack, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Gene Thomas Waguespack, Jr. and Dia Rose Waguespack, for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2019.

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-1901621SSO