STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-5048

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian A. Waugh and Troy A. Waugh (NAME)	Churchill Mortgage Corporation (NAME)	133-06-0-189
801 Oak Street (STREET ADDRESS)	761 Old Hickory Blvd. (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 229449 DEEDWARR
05/14/2019 09:33:31 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190514-0045100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Mark Steve Sanders, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian A. Waugh, a married man and Troy A. Waugh, a married man, as tenants in common with rights of survivorship**, 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 parts of Lots Nos, 60, 61, 62, 63 and 64, on the Map of J.G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanehard and Parrish, Surveyors, in April, 1939, as follows:

Beginning at a point in the southerly margin of Wheeler Avenue, said beginning point being 17 1/2 feet west of the northeast corner of Lot No. 64; thence southwardly 200 feet to a point; thence westwardly 90 feet to a point; thence northwardly 200 feet to the southerly margin of Wheeler Avenue; thence with the southerly margin of said Avenue, eastwardly 90 feet to the point of beginning.

Being the same property conveyed to Mark Steven Sanders, unmarried by Quitclaim Deed dated July 11, 2013 from James Ronald Sanders, married, recorded July 15, 2016, in Instrument Number 20130715-0073146, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 215 Wheeler Avenue, Nashville, TN 37211.

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. 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 my/our hand(s) this 10th day of May, 2019.

Mark Steve Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2019, before me personally appeared Mark Steve Sanders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, ~~at office~~, this 10th day of May, 2019.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires: 8/27/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066