**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19040067

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Karakhart
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF August, 2019

NOTARY PUBLIC

My Commission expires: 1·10·21

Address of New Owner
Richard A. Glasgow
1768 Hudson Street
Eaglewood, FL 34223

Send Tax Bills To:
Same

Tax Information:
017-00-0-163.00

Karen Johnson Davidson County
Batch# 277714 DEEDWARR
08/29/2019 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $407.00
20190829-0087373

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jane W. Smith and Donald L. Waggoner,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Richard A. Glasgow,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in center of Brick Church Pike, (Lumsy Creek Road) and running with center of pike North 54 degrees, East 11.82 poles, thence leaving pike South 39 degrees, East 49 poles to stake, thence South 39-1/2 degrees, West 23 poles, thence South 5-1/2 degrees, West 44 poles to tree in old Forester line, thence with this old line North 84-1/2 degrees, West 17.7 poles to corner, thence North 6 degrees, East 15.4 poles to corner, thence with old Ellis Waggoner and J. W. Hitt line North 23 degrees, West 62.6 poles to point of beginning, containing 18.55 acres, more or less.

INCLUDED in the above described property, but expressly EXCLUDED herein is the property conveyed to Robert Wayne Lockhart by deed from Jane W. Smith and Donald L. Waggoner dated 02/27/2007 and recorded on 03/19/2007 in Instrument No. 20070319-0032881, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to H. L. Waggoner and wife, Margaret Sue Waggoner, by Warranty Deed from Mrs. Lillie Waggoner, widow of E. E. Waggoner, dated 01/04/1947 and recorded on 03/10/1947 at Book 1454, Page 550, Register's Office for Davidson County, Tennessee. The said H. L. Waggoner predeceased Margaret Sue Waggoner, leaving her the surviving tenant by the entirety. Further being part of the same property conveyed to Margaret Sue Waggoner, Jane W. Smith and Donald L. Waggoner, as joint tenants with rights of survivorship and not as tenants in common, by Quitclaim Deed from Margaret Sue Waggoner, an unremarried widow, dated 01/28/1997 and recorded on 07/25/1997

at Book 10542, Page 670, Register's Office for Davidson County, Tennessee. The said Margaret Sue Waggoner having since died on or about 07/18/1998 leaving Jane W. Smith and Donald L. Waggoner as the surviving tenants in common.

***The above property is unimproved and was never used as marital residence of Grantors.

This is property generally located:
0 Brick Church Pike, Goodlettsville, TN 37072

**SUBJECT TO THE FOLLOWING:**

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jane W. Smith** has/have caused this instrument to be executed, this the 28 day of August, 2019.

Jane W. Smith

**Jane W. Smith**

STATE OF Florida
COUNTY OF Polk

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jane W. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28 day of Aug, 2019.

My commission Expires: 12/4/2021

Marcia T. Vogt
NOTARY PUBLIC

MARCIA T. VOGT
Notary Public - State of Florida
Commission # GG 138547
My Comm. Expires Dec 4, 2021
Bonded through National Notary Assn.

IN WITNESS WHEREOF, **Donald L. Waggoner** has/have caused this instrument to be executed, this the 28th day of August, 2019.

**Donald L. Waggoner**

STATE OF Florida
COUNTY OF Sumter

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Donald L. Waggoner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28th day of August, 2019.

My commission Expires: August 15, 2021

NOTARY PUBLIC

MARIA CECILIA BURNS
MY COMMISSION # GG098045
EXPIRES August 15, 2021

# True Copy Certification

**As required under T.C.A §66-24-101(d) et seq.**

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 29th day of August, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY