Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0584

STATE OF TENNESSEE
COUNTY OF Sumner

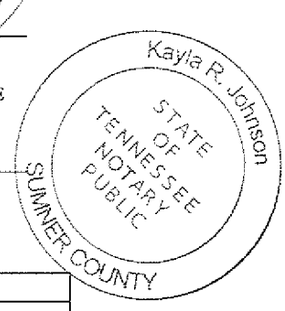
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of September, 2019

Notary Public

Commission Expires: 11/21/22



Karen Johnson Davidson County
Batch# 285074 DEEDWARR
09/12/2019 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20190912-0092581

Address of New Owner	Send Tax Bills To:	Map & Parcel
Remegilda Hill 1732 Groveland Ridge Rd. Columbia, TN 38401	NEW OWNER	074-08-0-254.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

George R. Wauford and Linda B. Woodard now known as Linda Wauford, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Remegilda Hill, a married woman

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 Lot No. 1012 on the Plan of Section 10, Hermitage Hills, a Resubdivision of a Portion of Hermitage Hills Sec 7 of record in Book 3600, Page 50, 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 George R. Wauford, unmarried by Warranty Deed from Creager Joint Revocable Living Trust Agreement U/A/D Dec. 2, 1994 of record in Instrument No. 20050825-0101844, Register's Office for Davidson County, Tennessee, dated August 23, 2005 and recorded on August 25, 2005, and re-recorded on November 14, 2005, recorded in Instrument No. 20051114-0136624. (Value of consideration shown in aforementioned deed $130,750.00.)

Being the same property conveyed to George R. Wauford, unmarried and Linda B. Woodard, as joint tenants with right of survivorship by Quitclaim Deed from George R. Wauford, unmarried of record in Instrument No. 20051114-0136625, Register's Office for Davidson County, Tennessee, dated August 23, 2005 and recorded on November 14, 2005. (Value of consideration shown in aforementioned deed $50.00.) Being also known as 7013 Bonnalake Drive, Nashville, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7013 Bonnalake Drive, Hermitage, TN 37076

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of September, 2019.

George R. Wauford

Linda Wauford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George R. Wauford and Linda Wauford** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of September, 2019.

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY