Karen Johnson Davidson County
Batch# 335026 DEEDWARR
12/26/2019 03:14:34 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20191226-0133383

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#K13-190

ADDRESS NEW OWNER:
Shayla Dawnyal Carter
5604 Regatta Boulevard
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Synovus Mortgage Corp.
800 Shades Creek Parkway, MS 101
Birmingham, AL 35209

Parcel ID:
098-09-0A-026.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony Waggoner and wife, Ellen M. Waggoner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Shayla Dawnyal Carter, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 190, on the Plan of Lakeshore, Phase 1, as of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Anthony Waggoner and wife, Ellen M. Darvin, husband and wife by Deed dated May 31, 2001 from James E. Blunkall Jr. and wife, Brenda L. Blunkall, of record in Instrument Number 20010614-0062728, Register's Office for Davidson County, Tennessee. Ellen M. Darvin and Ellen M. Waggoner are one and the same person.

This is improved property known as 5604 Regatta Boulevard, Hermitage, TN 37076. Possession is to be given on December 20, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RSP-19-5604

WITNESS our hands this the 20th day of December, 2019.

Anthony Waggoner

Ellen M. Waggoner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anthony Waggoner and wife, Ellen M. Waggoner,** the bargainors, 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 office this 20th day of December, 2019.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)
DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is **$320,000.00**.

AFFIANT

Subscribed and sworn to before me on this 20th day of December, 2019.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NOTARY PUBLIC

My Commission Expires: 7/6/20