Karen Johnson Davidson County
Batch# 519410 DEEDWARR
11/20/2020 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20201120-0136683

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00.

Emily Pudley
Affiant

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2020.

Julie Bailey
Notary Public
MY COMMISSION EXPIRES: 9-2-2024
File No. G20-10750

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paige E. Hamrick 216 Wheeler Avenue Nashville, TN 37211	SWBC Mortgage Corporation 117 Seaboard Ln., Ste F205 Franklin, TN 37067	133-06-0-150

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, WE, **Waugh Real Estate Services LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paige E. Hamrick, an unmarried 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:

BEING A PART OF LOT 38 ON THE PLAN OF HINCHEY PETWAY AS OF RECORD IN MINUTE BOOK I, PAGE 442, CHANCERY COURT AT NASHVILLE, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF WHEELER AVENUE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO J.C. JOSLIN AND WIFE, ODESSA JOSLIN, BY DEED FROM JOHN B. MULLINS, JR. AND WIFE, OF RECORD IN BOOK 2339, PAGE 567, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH ALONG JOSLIN'S EAST LINE 319 FEET TO A POINT; IN THE SOUTH OR REAR LINE OF LOT NO. 7 ON THE PLAN OF PATTERSON GARDENS, SEC. II, OF RECORD IN BOOK 2330, PAGE 42, SAID REGISTER'SOFFICE; THENCE EAST ALONG THE LINE OF LOTS NO. 7 AND 9 OF SAID SUBDIVISION 73 FEET TO A POINT; THENCE SOUTH 319 FEET TO THE CENTER LINE OF WHEELER AVENUE; THENCE WEST WITH SAID AVENUE; 73 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Troy A. Waugh, unmarried, and Brian A. Waugh, unmarried, tenants in common with the right of survivorship by Warranty deed from Mabel L. King, unmarried of record in Instrument No. 20091029-0099852 Register's Office for Davidson County, Tennessee, dated October 28, 2009 and recorded on October 29, 2009.

Being the same property conveyed to Waugh Real Estates Services, LLC by Quitclaim deed from Troy A. Waugh, unmarried and Brian A. Waugh, unmarried of record in Instrument No. 20160804-0080866 Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 04, 2016.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: The 2020 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.

The 2020 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 216 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 6th day of November, 2020.

Waugh Real Estate Services LLC, a Tennessee Limited Liability Company

By: _____
Brian Allen Waugh, Member

By: _____
Troy Allen Waugh, Member

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Brian Allen Waugh and **Troy Allen Waugh** Members of Waugh Real Estate Services LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 6th day of November, 2020.

_____
Notary Public

My Commission Expires: 3/21/22

MICHAEL MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022