WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Sandra Spiller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2001

Tracey Triumphour
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/01/01 10:29 2pgs
Fees:11.00 Taxes:395.90



20010501-0043684

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Spiller	CitiMortgage, Inc.	MAP 150
(NAME) 3213 Country Hill Road	(NAME) 27555 Farmington Road	GROUP 02-0
(ADDRESS) Antioch, TN 37013	(ADDRESS) Farmington Hills Michigan 48334-3314	PARCEL 412
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

JACK D. WAGNER, UNMARRIED

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDRA SPILLER, UNMARRIED

, 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 Lot No. 31 on the Plan of Harbor Landing, Section 4, as of record in Plat Book 6900, Page 879 and amending in Book 6900, Page 348, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack D. Wagner, unmarried by deed from Frazier K. Beverly, unmarried of record in Deed Book 11362, page 604, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Jack D. Wagner, A Single Man to Carol A. Conatser, Trustee (s) for Source One Mortgage Services Corporation, dated February 28, 1999, with an approximate unpaid balance of $91,247.13, of record in Trust Book 11362, page 607, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6319, page 65, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3213 Country Hill Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hand(s) this 6th day of April, 2001.

Jack D. Wagner

Jack D. Wagner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Jack D. Wagner the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2001.

My Commission Expires 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE TENN.

File Number2103423
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122