WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/06 09:12 2 pgs
Fees:13.00 Taxes:2405.00

20060718-0086174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$650,000.00**

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2006.

Laura B. Ringler
Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

LAURA B. RINGLER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad E. Wagner	**SunTrust Mortgage, Inc.**	**130-8-50**
(NAME)	(NAME)	
4321 Sneed Road	**201 Fourth Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37219**	
(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, **J. Chris Meadows, single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad E. Wagner and Rebecca A. Wagner, husband and wife**, 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 the South 155 feet of Lot 9 and a portion of a 5 foot reserved strip immediately in the rear of said lot on the Plan of Bellemeade Annex, as of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 155 feet on the west side of Sneed Avenue and runs back between parallel lines 300 feet to the west line of the 5 foot reserved strip.

Being the same property conveyed to J. Chris Meadows, married by deed from Judy W. Meadows, married dated February 18, 2005, of record in Instrument No. 20050301-0022599, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **4321 Sneed Road, Nashville, TN 37215**

(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 hand this 14th day of July, 2006.

J. Chris Meadows

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Chris Meadows, married, 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 Nashville, Tennessee this 14TH DAY OF JULY, 2006.

Commission expires: 3-21-09

LAURA B. RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public