File No. 260502044

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Melissa Woodward
Affiant

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/17/07.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/24/06 11:38 2 pgs
Fees:13.00 Taxes:628.63
20060824-0104468

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BC.	MAP-PARCEL NUMBERS
Matt. Brian	Same as New Owner	173-15-0-A-054.00
(NAME)	(NAME)	
1244 Bending Creek Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan N. Bagwell, and Wife, Carroll D. Bagwell,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matt Brian, and Wife, Casy ~~Cindy~~ Brian,

HEREINAFTER CALLED THE GRANTEE(S), 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. 54 on the Plan of Mill Run, Phase 1, as shown by plat of record in Plat Book 11700, Page 27, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jonathan N. Bagwell, and Wife, Carroll D. Bagwell by deed dated October 27, 1997 from Fox Ridge Homes, Inc. of record in Instrument Number 20001106-0110162, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11675, Page 472, and Instrument Number 200002150015152, Register's Office of said County.

Transmission Line Easement as shown of record in Deed Book 3933, Page 359, Register's Office for said County.

Easement for Sewer as shown of record in Deed Book 10448, Page 188, Register's Office for said County.

Conveyance of Common Area of record in Instrument Number 200002170016180, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1244 Bending Creek Drive, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of June, 2006.

Jonathan N. Bagwell

Carroll D. Bagwell

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 Jonathan N. Bagwell, and Wife, Carroll D. Bagwell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of June, 2006.

Commission expires: 6-9-07

Notary Public

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260502044

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122