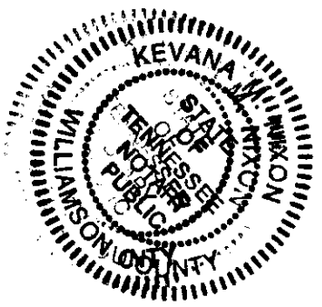
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,822.00

Peggy D. Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/16/06 10:28 2 pgs
Fees:13.00 Taxes:569.14

20061116-0142342

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam D. Wagner	Countrywide Home Loans, Inc.	150-2-14
(NAME)	(NAME)	
2852 Lera Jones Drive	801 Crescent Center Drive #520	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Franklin, TN 37067	
(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, Linda E. Reed and husband Glenn R. Gillis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam D. Wagner, 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 Lot No. 53 on the Plan of Percy Priest Meadows, Section 1, as of record in Book 4675, Page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 80.43 feet on the northerly side of Lera Jones Drive and extends back 162.84 feet on the easterly line and 162.50 feet on the westerly line to a dead line measuring 83 feet thereon.

Being the same property conveyed to Linda F. Reed, by deed of record in Book 8909, Page 350, Register's Office for Davidson County, Tennessee.

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

Glenn R. Gillis joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

unimproved ☐

This is improved ☒ property, known as 2852 Lera Jones 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 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.

NOV. 3. 2006 2:39PM ADVANTAGE TITLE 615-777-2015 NO. 3875 P. 13

Witness my hand this 3rd day of November, 2006.

Linda E. Reed

Glenn R. Gillis

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 Linda E. Reed and Glenn R. Gillis 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2006.

Commission expires: 5/30/07

KRISTN T. HEDGES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

NOV. 3. 2006 2:40PM ADVANTAGE TITLE 615-777-2015 NO. 3875 P. 14