File No. 270700798

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE 211
GOODLETTSVILLE, TN 37072

MAXINE F. WEAVER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Doris Coley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Maxine F. Weaver
Notary Public

MY COMMISSION EXPIRES: 1/3/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/31/07 11:51 2 pgs
Fees:13.00 Taxes:595.70
20070731-0090698

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany Anne Graham	Freeman Webb Mortgage Corp.	108-8-270
(NAME) 812 Sandburg Place	(NAME) 555 Great Circle Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37228	
(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, I, Michael Wagener, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bethany Anne Graham, unmarried , HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 44 on the Plan of Reelfoot Subdivision, Section III, as of record in Plat Book 6250, Pages 167 and 168, 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 Michael Wagener by deed from Gabriele J. Hoffman of record in Deed Book 10643, page 328 and filed for record on October 3, 1997, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 167 & 168, Register's Office of said County.

Restrictive Covenants as shown of record in Book 6612, Page 610, Book 6160, Page 278 and Book 6177, Page 105, 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 812 Sandburg Place, Nashville, TN 37214
(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), HER 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), HER 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 hands this 27th day of July, 2007.

Michael Wagener

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 Michael Wagener the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of July, 2007.

Commission expires: April 7 2009

Notary Public

File Number: 270700798

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

