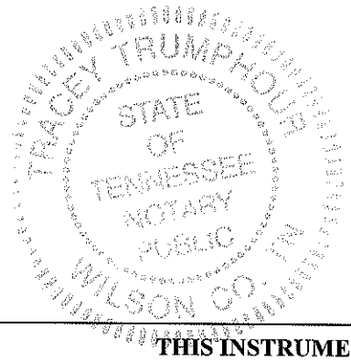
File No. 290900110

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/12/09 15:07 3 pgs
Fees:18.00 Taxes:629.00
**20091012-0094718**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott A. Lindsey | Regions Bank | 053060B11400CO |
| (NAME) | (NAME) | |
| 1976 Waterford Drive | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Birmingham, AL 35244 | |
| (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, **Brian K. Wagoner and wife, Sherry Wagoner and Pamela K. Wagoner, unmarried** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Scott A. Lindsey and Danielle L. Lindsey, Husband and Wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Phase 5A, Waterford, as of record in Plat Book 7900, Page 837, 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 Brian K. Wagoner and wife, Pamela K. Wagoner by Deed dated October 8, 2004 from David R. Haskett of record in Instrument No. 20041013-0123286, Register's Office for said County. Brian K. Wagoner and wife, Pamela K. Wagoner have since divorced. Pamela K. Wagoner has since divested herself from said property by virtue of that Quitclaim Deed of record in Instrument No. 20091012-0094717, Register's Office for said County. The said Brian K. Wagoner has since re-married. Sherry Wagoner, current wife of Brian K. Wagoner, joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: (1) Taxes for the year 2010 and subsequent years, a lien, not yet due and payable; (2) all matters as set forth on the plat of record in Plat Book 7900, Page 837and Boundary Plat for Planned Unit Development as shown in Plat Book 6900, Page 540 and Open Space amenities area as shown in Plat Book 7900, Page 985; (3) Sewer Line Easement as shown of record in Deed Book 1717, Page 30; Right of Way easement as shown of record in Book 2024, Page 225; (4) Restrictive Covenants of record in Deed Book 7463, Page 294; Book 8694, Page 216; Book 8699, Page 462; Book 9530, Page 182; (5) Charter of Homeowner's Association as shown of record in Book 8711, Page 701; (6) By-Laws as shown of record in Deed Book 8715, Page 583, Register's Office of said County.

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 1976 Waterford Drive, Old Hickory, TN 37138
(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 our hands this 2nd day of October, 2009.

Pamela K. Wagoner

Brian K. Wagoner

Sherry Wagoner

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 Pamela K. Wagoner and Brian K. Wagoner and Sherry Wagoner 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 2nd day of October, 2009.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

**File Number: 290900110**

**RETURN TO:**
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.