# WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29602
(Davidson County File Box D-B)

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,1000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cayne S. Wagener | Tennessee Bank & Trust | 171-40A-36.00CO |
| (NAME) | (NAME) | |
| 5304 Greystoke Drive | 9000 Carothers Parkway | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 27310-0000 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, **Timothy R. Tracy and wife, Wendy Sue Tracy**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cayne S. Wagener**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

**and wife, Elisabeth L. Wagener

Being Lot No. 81 on the Plan of Brownstone, Section One, as shown by plat of record in Plat Book 9700, page 496 and 497, of the Register's Office for 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 Timothy R. Tracy and wife, Wendy Sue Tracy by Warranty Deed from Melinda K. Rigsby, an unmarried person, dated September 28, 2007 and recorded in Instrument No. 20071001-0116310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5304 Greystoke Drive, Brentwood, TN 27310-0000

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, has 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.

BILL GARRETT, Davidson County
Trans:T20100042176 DEEDWARR
Recvd: 07/09/10 13:36 2 pgs
Fees:13.00 Taxes:1010.47

20100709-0053938

Witness our hands this 8th day of July, 2010

Timothy R. Tracy by Linda Post, his Attorney In Fact

Wendy Sue Tracy by Linda Post, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy R. Tracy, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20100709005393 7, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Timothy R. Tracy, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 8th day of July, 2010.

Notary Public

My Commission Expires:

12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wendy Sue Tracy, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20100709005393 6, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Wendy Sue Tracy, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 8th day of July, 2010.

Notary Public

My Commission Expires:

12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY