BILL GARRETT, Davidson County
Trans:T20120063161 DEEDWARR
Recvd: 08/23/12 12:01 2 pgs
Fees:13.00 Taxes:425.13
20120823-0075925

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of August, 2012, by and between Woodbine Community Organization (WCO), Inc., a Tennessee Not-For Profit Corporation, party of the first part, and Ted Wagner, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 29 as shown on the Plat of Phase 1 of the Woods of Monticello, of record in Instrument Number 20091216-0114519, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Woodbine Community Organization (WCO), Inc. by virtue of that certain Quit Claim Deed dated December 5, 2011, at Instrument No. 20111205-0094558 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Catherine L Dodd

WOODBINE COMMUNITY ORGANIZATION (WCO), Inc., By Catherine L Dodd, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Memorie White, a Notary Public of said County and State, personally appeared Catherine L. Dodd , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of WOODBINE COMMUNITY ORGANIZATION (WCO), Inc., a Tennessee nonprofit, the within named bargainor, a Tennessee corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director .

Witness my hand and seal, at Office, in Nashville, Tennessee this 22nd day of August, 2012.

Memorie White
Notary Public

Notary Public
My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ted Wagner
451 Monticello St
Nashville, TN 37207

Tax Parcel No 071010A02900CO

Property Address: 451 Monticello Street
Nashvile, TN 37207

MAIL TAX
BILLS TO: Same ↗ owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $114,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ted Wagner
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of August, 2012.

JC Cobb Rochford
Notary Public

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

20120823