Record & Return to and/Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $166,500.00

Donald E Wagner
Affiant

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP.

Subscribed and sworn to before me, this 11th day of October, 2012.

Notary Public
My commission expires: 12-27-15

06-1209-74828

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald E. Wagner 4404 Graycroft Dr. Nashville TN 37216	New Owner	061-02-0-075.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melvin Hudson, Executor, of the Estate of Nancy F. Sere a/k/a Nancy Faye Sere, Deceased,** hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to **Donald E. Wagner**, hereinafter called the Grantee, his successors 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. 159, on the Plan of Gra-Mar Acres, Section Six, of record in Book 2331, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Sere and wife, Nancy Faye Sere by deed from Clarence D. Witt and wife, Eva J. Witt, dated October 26, 1971, recorded October 27, 1971, of record in Book 4548, Page 418, Register's Office for Davidson County, Tennessee. Robert L. Sere having predeceased Nancy Faye Sere. Nancy Faye Sere having since died intestate. The Last Will and Testament of Nancy Faye Sere, deceased, directs Melvin Royce Hudson, as Executor of the Estate of Nancy Faye Sere a/k/a Nancy Faye Sere, to sell the property and to disburse the sale proceeds to her children, Melvin Royce Hudson, Linda Diane Hudson, Deborah Faye Hudson Winters, and Michael Andrew Hudson. The estate of Nancy Faye Sere is currently being probated before the Probate Court for Davidson County, Tennessee, Docket No. 12P-673.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4404 Graycroft Dr., Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20120077637 DEEDWARR
Recvd: 10/12/12 10:07 2 pgs
Fees:13.00 Taxes:616.05
20121012-0093553

WITNESS my hand this 11th day of October, 2012.

Melvin Hudson, Executor

Melvin Hudson, Executor, of the
Estate of Nancy F. Sere a/k/a Nancy
Faye Sere, Deceased

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melvin Hudson, Executor of the Estate of Nancy F. Sere a/k/a Nancy Faye Sere, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11th day of October, 2012.

Notary Public
State of Tennessee at Large

My Commission expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15