Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 1849-96

ADDRESS NEW OWNER:
Donna Lynn Wagoner
254 Bonnacroft Drive
Hermitage, Tennessee 37076

MORTGAGEE:
United Wholesale Mortgage
P.O. Box 5914
Santa Rosa, CA 95402-5914

BILL GARRETT, Davidson County
Trans:T20120091205 DEEDWARR
Recvd: 11/30/12 10:42 2 pgs
Fees:13.00 Taxes:421.80
20121130-0109917

SEND TAX BILL TO:
Mortgagee

MAP **07513007000**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra D. Frable, now known as Sandra D. Shupe, married** hereinafter called the GRANTOR, has bargained and sold, and by these presents, do transfer and convey unto **Donna Lynn Wagoner, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Hermitage Hills, Section 1, of record in Book 2900, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Duncan Worley by deed from Jack Kemp, Secretary of Housing and Urban Development, dated January 24, 1992 and of record in Book 8536, page 785, Register's Office for Davidson County, Tennessee. Sandra Duncan Worley, being one and the same as Sandra Duncan Worley Dozier and Sandra Dozier, conveyed the property to Guy Dozier and wife, Sandra Dozier by deed dated April 14, 1998 and of record in Book 10946, page 306, Register's Office for Davidson County, Tennessee. Guy Dozier, being one and the same person as Guy Andrew Dozier, died on June 22, 2001, as reflected in the Survivorship Affidavit of record as Instrument No. 20041001-0118334, Register's Office Davidson County, Tennessee, leaving Sandra Dozier as the surviving tenant by the entirety. Sandra Dozier, being one and the same person as Sandra Frable, conveyed the property to Sandra Frable and James Frable, wife and husband, by deed dated September 22, 2004, and of record as Instrument No. 20041001-0118335, Register's Office for Davidson County, Tennessee. James Frable conveyed his interest to Sandra Frable by deed February 6, 2008, of record as Instrument No. 20080214-0014716, Register's Office for Davidson County, Tennessee. Sandra Frable, being one and the same person as Sandra D. Frable, is now known as Sandra D. Shupe.

Jay Shupe, spouse of Sandra D. Shupe, has never resided at subject property.
This is improved property known as 254 Bonnacroft Drive, Hermitage, Tennessee 37076. Possession is to be given on November 29, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of November, 2012.

Sandra D. Shupe

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra D. Shupe, married**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of November, 2012.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $114,000.00.

AFFIANT

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

Subscribed and sworn to before me on this 29th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 12.27.15