BILL GARRETT, Davidson County
Trans:T20130033863 DEEDWARR
Recvd: 04/25/13 09:08 2 pgs
Fees:13.00 Taxes:543.53
20130425-0040959

RRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH day of **April, 2013,**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy E. Burroughs and Christine M Burroughs	New Owner	095 12 0 060.00
(NAME) 308 Lorna Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, I/WE, **Jack Wagner and Marilyn Wagner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Guy E. Burroughs and Christine M Burroughs, as Co-Trustees of the Revocable Trust dated July 6, 2012,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land (erroneously omitted in prior deed) located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, being Lot No. 164 on the plan of Woodberry Park, as of record in Plat Book 2133, pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jack Wagner and Marilyn Wagner, husband and wife by Cash Deed from The Secretary of Housing and Urban Development dated November 8, 2012 of record in Instrument No. 20121108-0103069, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to The Secretary of Housing and Urban Development by deed from Edwin R. Morales and Blanca Margaret Morales dated July 24, 2012 of record in Instrument 20120724-0064995, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Edwin Morales and Blanca M. Morales by Warranty Deed from Stacey Chappell and Luanne Ingram, both unmarried dated May 4, 2006 of record in Instrument No. 20060504-0051875, Register's Office of 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 X property known as 308 Lorna Drive, Nashville, TN 37214

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.

Witness our hands this 15th day of April, 2013.

Jack Wagner

Marilyn Wagner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jack Wagner and Marilyn Wagner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of April, 2013,

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY