WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130042176 DEEDWARR
Recvd: 05/21/13 09:37 2 pgs
Fees:13.00 Taxes:166.50

20130521-0051017

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

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

BEVERLY PARHAM STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 11-9-14 (AFFIX SEAL)

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
Jack Wagner and Marilyn Wagner	Jack & Marilyn Wagner	096 09 0 016.00
(NAME)	(NAME)	
403 Seneca Court	1007 Victoria Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville, TN 37075	
(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, **Martha Jones Suskowitz**, single, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jack Wagner and Marilyn Wagner, husband and wife**, 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:

All that parcel of land in Davidson County, State of Tennessee as more fully described as Lot 209, on the plan of Woodberry Park, said plan being recorded on 8/31/54, in Plat Book 2133, pages 117, 118 and 119, to which plan reference is here made for a more complete description.

Said Lot 209 fronts 100.00 feet on the southerly boundary of Seneca Court, and runs back 100.00 feet on the We3sterly line, common with Lot #208, and 157.50 on the Easterly line, common with Lot #210, to a line in the rear measuring 82.50 feet, common with Lot #207, according to a survey dated June 11, 1999 by Stanley Glenn McRae, Registered Land Surveyor #1673.

Being the same property conveyed to Irene A. Cosse and Martha Jones Suskowitz by deed from R. Paul Cosse dated June 23, 1999 of record in Book 11555, page 888, 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.

Irene A Cosse is deceased as of December 16, 2004 and Martha Jones Suskowitx holds title as joint tenant with right of survivorship.

unimproved ☐
This is improved X property, known as 403 Seneca Court, 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 **May, 2013**

Martha Jones Suskowitz

Martha Jones Suskowitz

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, **Martha Jones Suskowitz**, 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 **May, 2013.**

Notary Public

My commission expires: 3/4/2016

WHITTNEY SANDERS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE175708
Expires 3/4/2016