THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130046349 DEEDWARR
Recvd: 06/04/13 10:50 2 pgs
Fees:13.00 Taxes:1184.00

20130604-0056216

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conrad Wagner	NEW OWNER	MAP & Parcel:
4040 Woodlawn Drive		103-16-H-18.00 CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **John C. Forbes, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Conrad Wagner and Mary Jane Wagner**

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 condominium apartment in Davidson County, Tennessee, being Unit 34, Stanford Place, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to Master Deed and as established in under Master Deed of record 10018, Page 140, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to John C. Forbes, unmarried by Deed from Myrtle S. Lambos, unmarried of record at Instrument No. 20011129-0131032, Register's Office for Davidson County, Tennessee, dated November 21, 2001 and recorded on November 29, 2001.

This is improved property known as 4040 Woodlawn Drive, Nashville TN 37205

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **4040 Woodlawn Drive, Nashville, TN 37205.**

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, have 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 my hand this the 28th day of May, 2013.

John C. Forbes

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John C. Forbes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2013.

My Commission expires: March 8, 2016

Notary Public

DAVIDSON COUNTY, TENNESSEE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC