BILL GARRETT, Davidson County
Trans: T20130050225 DEEDWARR
Recvd: 06/14/13 11:46 2 pgs
Fees: 13.00 Taxes: 288.60

20130614-0061001

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(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
Joseph C Barton and Terri L Barton	New ~~CASH~~ Owner	096 09 0 016.00
(NAME) 403 Seneca Ct →	(NAME) 514 Hillwood Dr.	
(ADDRESS) Nashville, TN 37214 →	(ADDRESS) Mt Juliet, TN 37122	
(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**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph C Barton and Terri L Barton, 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 Westerly 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 Jack Wagner and Marilyn Wagner, husband and wife, by Warranty Deed from Martha Jones Suskowitz, single dated 5/21/13 of record in Instrument No. 20130521-0051017, Register's Office of Davidson County, Tennessee. Previous 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.

unimproved ☐
This is improved x property, known as 403 Seneca Ct, 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 10th day of **June, 2013.**

Jack Wagner

Marilyn Wagner

STATE OF TENNESSEE
COUNTY OF Sumner

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 10th day of **June, 2013.**

Notary Public

My commission expires: 8-29-2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY