Davidson County DEEDWARR
Recvd: 07/03/13 07:41 4 pgs
Fees:23.00 Taxes:462.50
20130703-0068577

Commitment Number: 13ht00584

After Recording, Return To:

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
JEFF WAGNER, 127 Port Drive, Madison TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04214000900

13WR31045

GENERAL WARRANTY DEED

MARY SUE WAGNER, UNMARRIED, hereinafter grantor, of **Davidson County**, **Tennessee**, for $125,000.00 (One Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **JEFF WAGNER**, UNMARRIED hereinafter grantee, whose tax mailing address is 127 PORT DR MADISON TN 37115 the following real property:

Land in Davidson County, Tennessee, being Lot No. 88, on the Map of Sherry Heights, Section III, of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the northerly margin of Burgundy Drive, the common corner of Lot 86 and 87; thence with the line between said lots northwardly 198.0 feet to a concrete monument; the common corner of Lots 88, 89 and 87; thence westwardly along the line between lots 88 and 89, 201.0 feet to a point in the easterly margin of Port Drive; thence with the margin of the same 167.6 feet to a concrete monument; the beginning of a curve; thence around said curve in a Southeasterly direction 39.3 feet to a concrete monument in the northerly margin of Burgundy Drive; thence with the margin of the same 120.4 feet to the beginning.

True Copy Certification

I, Amber Sledd, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amber Sledd
Signature

State of Kansas

County of Johnson

Personally appeared before me, Shawanna S. Floyd a notary public for this county and state, Amber Sledd who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shawanna S. Floyd
Notary's Signature
Shawanna S. Floyd

My Commission Expires: 8/19/2013
Notary Seal (if on paper)

SHAWANNA S. FLOYD
Notary Public
State of Kansas
My Commission Expires 8/19/2013

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $125,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27 day of June, 2013.

Mary Sue Wagner
Affiant

MARY SUE WAGNER
Print Name

CAROL DI GIORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Carol D. Moore
Notary Public

My commission expires:

9-9-14

Carol D. Moore
Print Name

My Commission Expires:
September 9, 2014

BEING the same property conveyed to Mary Sue Wagner, unmarried by Warranty Deed from James Michael Jordan and wife, Mabel Lafevor Jordan, dated 06/15/1998, recorded 06/19/1998, in Book 10984, Page 301, in the Register's Office of Davidson County, Tennessee Records.

Property Address is: 127 Port Dr., Madison, TN 37115

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 27, 2013:

Mary Sue Wagner

MARY SUE WAGNER

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on June 27, 2013 by **MARY SUE WAGNER** who is personally known to me or has produced TN Drivers as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

Carol Di Giore

Notary Public
Carol Di Giore

My Commission Expires:
September 9, 2014

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY