BILL GARRETT, Davidson County
Trans:T20140015639 DEEDWARR
Recvd: 03/07/14 09:26 2 pgs
Fees:13.00 Taxes:1220.26
20140307-0019254

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0139

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,800.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of March, 2014

Notary Public
Commission Expires: _____

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Heather Helton<br>3829 Woodmont LAne<br>Nashville, TN 37215 | NEW OWNER | 116-12-0-010.00 |

# WARRANTY DEED

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,

**Conrad Wagner and Mary Jane Wagner, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Heather Helton, unmarried and Lisa Harless, married, tenants in common**

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:

LAND in Davidson County, Tennessee, being Lot No. 12 of Block "H" on the Map of Woodmont Lane Home Sites, of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 of Block "H" fronts 75 feet on the westerly side of Woodmont Lane and runs back between lines 154.7 feet on the northerly line and 130.3 feet on the southerly line to a dead line, measuring 80 feet thereon.

BEING the same property conveyed to Conrad Wagner and wife, Mary Jane Wagner by Warranty Deed from Oscar D. Glaus, Jr. and wife, Dorothy A. Glaus, dated 8/7/63 and recorded 8/8/63 in Book 3612, Page 97, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3829 Woodmont LAne, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of March, 2014.

Conrad Wagner

Mary Jane Wagner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
**Conrad Wagner and Mary Jane Wagner**
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of March, 2014.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)