File Box 24B

Do Not Publish in the Newspaper.

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075486 DEEDWARR
Recvd: 10/06/14 15:38 3 pgs
Fees:18.00 Taxes:647.50
20141006-0092608

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Dennis Britt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2014

A B Waddell
Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

A. B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis Britt	Dennis Britt	16400011800
(NAME)	(NAME)	
4000 Laurawood Lane	4000 Laurawood Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Wagoner Sr., Robert E. Wagoner Jr., and Connie Rae Goins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dennis Britt and Lou Britt, as 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 3557 - 3561 Pin Hook Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 30th day of September, 2014.

Robert E. Wagoner Sr. by Robert E. Wagoner Jr., Attorney-in-Fact

Robert E. Wagoner Sr.
By: Robert E. Wagoner, Jr., Attorney-in-Fact

Robert E. Wagoner Jr.

Connie Rae Goins by Robert E. Wagoner Jr., Attorney-in-Fact

Connie Rae Goins
By Robert E. Wagoner, Jr., Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Robert E. Wagoner, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney-in-Fact of Robert E. Wagoner, Sr. and Connie Rae Goins, the bargainors, and that he as such Attorney-in-Fact executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Attorney-in-Fact.

WITNESS my hand and seal this 30th day of September, 2014.

Ann B. Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee

County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Robert E. Wagoner, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is a bargainor, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2014

Ann B. Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2014-142

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, described according to survey made by E. R. Southgate and Son, Surveyors, July 17, 1946, as follows

Beginning in the center of Pin Hook Road 1247 feet east of the northwest corner of the property conveyed to Joe Fosto and wife, by deed from Mrs. Buford J. Burrus, of record in Book 1236, page 501, said Register's Office; thence South 12 3/4 deg. East 264.5 feet to a post; thence South 54 1/2 deg. West 455 feet to a stake; thence North 13 deg. East 545 feet to the center of said Road; thence with the center of said Road, South 86 1/2 deg. East 210 feet to the beginning, containing 2.55 acres, more or less.

Being the same property conveyed to John J. Wagoner and wife, Minnie Bell Wagoner by deed from Joe Fosto and wife, Alice Fosto dated 7/23/46, of record in Book 1404, page 512, Register's Office for Davidson County, Tennessee. The said John J. Wagoner died 7/1/08, leaving Minnie Bell Wagoner as sole owner. Minnie Bell Wagoner died 10/5/09, intestate, a single person, and survived by her son Robert E. Wagoner, Sr., who was her only child and sole heir at law. Robert E. Wagoner, Sr., conveyed unto Robert E. Wagoner, Jr., a one-third (1/3) undivided interest and to Connie Rae Goins, a one-third (1/3) undivided interest by Quitclaim Deed of record in Instr. No. 20120719-0063667, said Register's Office.