WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087370 DEEDWARR
Recvd: 11/20/14 09:19 2 pgs
Fees:13.00 Taxes:462.13
20141120-0106874

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

April Renee Roebling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
April Renee Roebling	Wells Fargo Bank, NA	07408002900
(NAME)	(NAME)	
7024 Bonnamere Drive	1 Home Campus	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Des Moines, IA 50328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Benjamin Wagner and wife, Theresa Wagner**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **April Renee Roebling, a single person**, hereinafter called the GRANTEE (S), her heirs and/or 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. 818, as shown on the plan of Section 7, Hermitage Hills, as shown on plat of record in Plan Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Wagner, and wife, Theresa Wagner by Warranty Deed dated 06/29/0058 from Cindy L. Osborn, unmarried of record in Instrument 200507010076186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 3300, Page 62, Book 3300, Page 63; (2) Restrictive Covenants of record in Book 3399, Page 167, and as amended in Book 3404, Page 165, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7024 Bonnamere Drive, Hermitage, TN 37076
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 14 day of Nov, 2014.

Benjamin Wagner

Theresa Wagner

State of Tennessee
County of Wilson

Personally appeared before me Benjamin Wagner and Theresa Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of November, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122