Prepared by: & Return To:
Realty Title and Escrow Services, Inc.
1400 Neal Street
Cookeville, TN 38501

BILL GARRETT, Davidson County
Trans:T20150020453 DEEDWARR
Recvd: 03/20/15 10:33 2 pgs
Fees:13.00 Taxes:573.50
20150320-0024113

415-1502-416018

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Aisha Hall
Affiant

Subscribed and sworn to before me, this 18th day of March, 2015.

Notary Public
My commission expires: 5/23/16

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Shane J. Wagner	Farmington Mortgage	150-10-0-212.00
3900 Tea Garden Way	2002 Richard Jones Rd, St. 300A	
Antioch, TN 37013	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. Kent Wall, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Shane J. Wagner, an unmarried man, and Jessica Kerns, an unmarried woman, as tenants in common, with rights of survivorship**, hereinafter called the Grantees, their successors 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. Thirty-seven (37) on the Plan of Section 3, Jamestown Estates, of record in Plat Book 6900, Page 866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to H. Kent Wall from Willie Holman, by deed dated September 2, 2005 and recorded September 15, 2005 as Instrument No. 20050915-0111170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3900 Tea Garden Way, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of March, 2015.

H. Kent Wall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **H. Kent Wall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Antioch, TN, this 18th day of March, 2015.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 5/23/16