WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Wagner and Erik Wagner	BANCORPSOUTH BANK	01400012000
(NAME)	(NAME)	
7474 BIDWELL RD.	P.O. BOX 3356	
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080	TUPELO, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jennifer Cartwright and Husband, James Edgar Staub, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa Wagner and Husband, Erik Wagner, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the City of Nashville, Davidson County, Tennessee and being bounded on the north by the Gregory Richardson Property, of record in Instrument No. 20010309-0022894, Register's Office for Davidson County, Tennessee, (R.O.D.C, TN) on the east by Mallard and Danko Property of record in Instrument No. 20031121-0169759 (R.O.D.C., TN) on the south by Bidwell Road, and on the west by the Goldtrap Property of record in Instrument No. 20010710-0073236 (R.O.D.C., TN) being known as Map 14, Parcel 120.00 and more particularly described as follows:

BEGINNING at an iron pin old in the northerly right-of-way of Bidwell Road, at the southwest corner of said Mallard and Danko Property.

THENCE with said right-of-way of Bidwell Road along a curve to the left having a radius of 912.03, a delta angle of 23 deg. 07'-32", the chord being N 64 deg. 22' 19" W-365.62' for an arc length of 368.11 to an iron pin new at the southeast corner of the Goldtrap Property;

THENCE with Goldtrap's easterly line, N 16 deg. 18' 48" E-491.08' to an iron pin new in the southerly line of the Gregory Richardson Property; thence with Richardson, N 83 deg. 33' 10" E-231.03' to an iron pin old;

THENCE, continuing with Richardson, N 66 deg. 15' 05" E-231.01' to an iron pin old at the northwest corner of the aforementioned Mallard and Danko Property:

THENCE S 18 deg. 25' 24" W-788.85' to the point of beginning, containing 226.335 square feet, or 5.20 acres, more or less.

Being the same property conveyed to Jennifer Cartwright, married from Charles E. Shearer and Patricia M. Shearer, Husband and Wife by Warranty Deed dated August 31, 2011 of record in Instrument No. 20110901-0067916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20150027600 DEEDWARR
Recvd: 04/13/15 15:34 2 pgs
Fees:13.00 Taxes:1165.50
20150413-0032577

unimproved ☐

This is improved ☑ property, known as 7474 Bidwell Rd., Joelton, TN 37080

(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 our hands this 10th day of April, 2015.

Jennifer Cartwright

James Edgar Staub Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*Wife and Husband

On this 10th day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer Cartwright and James Edgar Staub Jr.***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DENISE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY