WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1367

BILL GARRETT, Davidson County
Trans:T20150041729 DEEDWARR
Recvd: 05/29/15 10:34 2 pgs
Fees:13.00 Taxes:1202.13
20150529-0049614

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of May, 2015 by and between Gregory W. Patterson, married, hereinafter referred to as GRANTOR, and Robert ~~Fredrick~~ Fredrick Wagner, Jr. and Lynnda Banks Wagner husband and wife, hereinafter referred to as GRANTEE. DW

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 60 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, page 509 and Book 9700, page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory W. Patterson by Warranty Deed from Radnor Homes, Inc. dated August 5, 1997, recorded August 6, 1997, of record in Book 10560, page 607, Register's Office for Davidson County, Tennessee.

* Etta Patterson joins in this conveyance to relinquish any marital interest in said property*

This is [xx]improved [ ]unimproved property known as: 1304 Fort Sumter Place, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Gregory W. Patterson
Gregory W. Patterson

Etta Patterson
Etta Patterson

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Gregory W. Patterson and Etta Patterson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of May, 2015.

Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

My Commission Expires:_____

Name and Address of Property Owner:
Robert Frederick Wagner, Jr. and Lynnda Banks Wagner
1304 Fort Sumter Place,
Brentwood, TN 37027

Send Tax Statements to:

Movent Mortgage LLC
841 Seahawk Circle
Virginia Beach, Virginia 23452

Map & Parcel: 171-03-0-A-174.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $324,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of May, 2015.

Notary Public

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

My Commission Expires: 6-1-15

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-148

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MS-13607