This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Davidson County	**DEEDWARR**
Recvd: 05/29/15 13:53	**3 pgs**
Fees:18.00 Taxes:784.40	
20150529-0049804	

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # D1291-12007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $212,000.00

Affiant

Subscribed and sworn before me this the 22nd day of May, 2015.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 9/10/2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lyndsey R. Wagner 7277 Charlotte Pike Unit 357 Nashville, TN 37209	Navy Federal Credit Union 5550 Heritage Oaks Drive Pensacola, FL 32526	114-08C-124.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NESTOR ILAGAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LYNDSEY R. WAGNER, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 120 on the Plan of West Park Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park, Phase 3 of record in Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument Number 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee to which Master Deed and Plans reference is made for a more complete description.

Being the same property conveyed to Nestor Ilagan by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc., alternative Loan Trust 2007-HY2, Mortgage Pass-Through Certificates, Series 2007-HY2 of record in Instrument No. 20120216-0013900 Register's Office for Davidson County, Tennessee, dated December 20, 2011 and recorded on February 16, 2012.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7277 Charlotte Pike Unit 357, Nashville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 22nd day of May, 2015.

Nestor Ilagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nestor Ilagan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2015.

My commission expires:

11/5/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

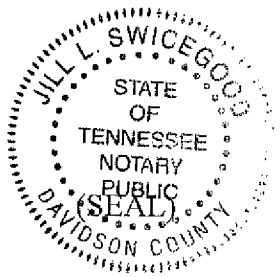
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood

Notary Public

My Commission Expires: 9/10/18