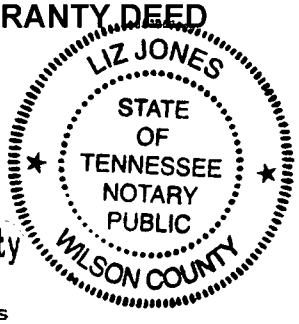
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20150055068 DEEDWARR
Recvd: 07/08/15 11:27 2 pgs
Fees: 13.00 Taxes: 482.85

20150708-0066164

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Debbie A. Readway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2015.

Liz Jones
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
Marilyn Wagner	Marilyn Wagner	098010047 00
(NAME)	(NAME)	
1007 Victoria Lane West	1007 Victoria Lane West	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, **David G. Baggett Sr. and Loretta Baggett, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marilyn Wagner, married**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, Being Lot No. 3 on the Plan of Roxborough Subdivision, as of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 3 fronts 80.0 feet on the northerly margin of Roxborough Drive and extends back 312.15 feet on the easterly line and 156.63 feet on the westerly line to a dead line in the rear measuring 174.89 feet thereon.

Being the same property conveyed to David G. Baggett, Sr. and Loretta A. Baggett, husband and wife by Warranty Deed from Donald E. Shelton and wife, Caroline Shelton, dated 05/01/1998 recorded 05/15/1998, of record in Book 10932, Page 865, in the Register's Office for Davidson County, Tennessee.

Subject to the following: (1) All matters shown on the plat of record in Plat Book 5200, Page 63, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Book 5302, Page 669, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

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 5104 Roxborough 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), their 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), their 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 17th day of June, 2015.

David G. Baggett Sr.

Loretta Baggett

State of Tennessee
County of Wilson

Personally appeared before me David G. Baggett Sr. and Loretta Baggett, 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 17th day of June, 2015.

Debbie A. Mitchell

Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

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