WARRANTY DEED

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $704,900.00

Affiant

Subscribed and sworn to before me, this 10th day of July, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oberon Properties, LLC	Oberon Properties, LLC	102-16-0
(NAME)	(NAME)	(MAP)
502 Huckleberry Rd.	100 12th Ave S. Ste 302	087.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Nashville TN 37203	
(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 consideration, the receipt of which is hereby acknowledged, we, **Daniel R. Wagner and wife Lauren E. Wagner**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Oberon Properties, LLC**, a Tennessee limited liability company, hereinafter called Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Section Eight, Hillwood Estates of record in Plat Book 2133, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Daniel R. Wagner and Lauren E. Wagner, husband and wife by Warranty deed from Craig M. Shinn and Lisa A. Shinn of record in Instrument No. 20130923-0099612 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 23, 2013. (Value of consideration shown in aforementioned deed $549,900.00.)

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property, known as: 502 Huckleberry Rd., Nashville, Tennessee 37205.

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.

BILL GARRETT, Davidson County
Trans: T20150056541, DEEDWARR
Recvd: 07/13/15 12:48 2 pgs
Fees: 13.00 Taxes: 2608.13
20150713-0067956

Witness our hands this 10th day of July, 2015.

Daniel R. Wagner

Lauren E. Wagner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Daniel R. Wagner and Lauren E. Wagner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of July, 2015.

Notary Public

My Commission Expires: 6/21/16

