Davidson County	DEEDWARR
Recvd: 08/03/15 11:53	2 pgs
Fees:13.00 Taxes:587.56	
20150803-0076355	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/21/15
(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owners	MAP-PARCEL NO(S).
Ronald B. Brown	~~Ronald Brown and Karen Brown~~	098 01 0 047.00
(NAME)	(NAME)	
5104 Roxborough Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Eight Thousand Eight Hundred And No/100 Dollars ($158,800.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marilyn Wagner**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronald B. Brown and Karen E. Brown, Co-Trustees of the Ronald B. Brown Revocable Trust U/A/D August 8, 2007,** 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:

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 May 1, 1998 and recorded May 15, 1998, in Book 10932, Page 865, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Marilyn Wagner, married by Warranty Deed from David G. Baggett Sr. and Loretta Baggett, husband and wife dated June 17, 2015 and recorded July 8, 2015, as Instrument No. 20150708-0066164, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-153508

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5104 Roxborough Dr, Hermitage, TN 37076

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, has 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.

The subject property is not, nor has it ever been Marilyn Wagner's primary residence.

Witness our hands this 31st day of July, 2015.

Marilyn Wagner

Marilyn Wagner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Marilyn Wagner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: NAT-153508

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2019

Shelly M Smith