WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Please Record and Retrun To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #350
Brentwood, TN 37027

MST 2015-0823

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Bagwell and Katie Bagwell	First Community Mortgage, Inc.	181 11 0B 113.00
(NAME)	(NAME)	
9132 Carissa Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN37027	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Julie K. Nafziger, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan M. Bagwell and Katie L. Bagwell, husband and wife,** 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 Davidson County, Tennessee, being Lot No. 113 on the Plan of Final Plat, Concord Place II, Phase 3, Carter Property of record in Plat at Instrument No. 20080808-0082075, 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 Julie Nafziger, a single person by Warranty deed from John Ryan O'Connor and wife, Molly B. O'Connor of record in Instrument No. 20130110-0003093 Register's Office for Davidson County, Tennessee, dated January 07, 2013 and recorded on January 10, 2013. (Value of consideration shown in aforementioned deed $200,000.00.) Being also known as 9132 Carissa Drive Nashville, TN 37027.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2015 a lien, not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20080808-0082075, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Hills at Concord Place with By-Laws of The Hills at Concord Place Homeowners Association, Inc. appended thereto, of record in Instrument Number 20050914-0110829 and amended in Instrument Number 20051027-0130022, Instrument Number

BILL GARRETT, Davidson County
Trans:T20150068342 DEEDWARR
Recvd: 08/14/15 09:45 2 pgs
Fees:13.00 Taxes:869.50
20150814-0081597

20060317-0030953, Instrument Number 20061228-0160254, Instrument Number 20071129-0138688, Instrument Number 20071226-0147287, Instrument Number 20080627-0066661, Instrument Number 20090528-0048902, Instrument Number 20090528-0048903 as supplemented in Instrument No. 20090731-0071986, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee. Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee. Water Quality Pont of record in Instrument Number 20070125-0010032, in the Register's Office for Davidson County, Tennessee. Memorandum of Option of record in Instrument Number 20070423-0047758, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20130110-0003093 in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 9132 Carissa Drive, Nashville, TN 37027
(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 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.

Witness my/our hand(s) this 11th DAY OF August 20 15.

Julie K. Nafziger

Ralph E. Bays joins in this conveyance to convey any and all marital interest he may have in the subject property.

Ralph E. Bays

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie K. Nafziger and Ralph E. Bays, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 20 15.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016