WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078643 DEEDWARR
Recvd: 09/16/15 10:22 2 pgs
Fees:13.00 Taxes:710.40
20150916-0093852

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$192,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of September, 2015

Notary Public
My Commission expires: 7-2-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Remon M. Shalby	Farmington Mortgage, a Division of Capstar Bank	135-14-0-A-050.00 CO
1213 Orchard Mountain Ct.	2002 Richard Jones Road, Suite 300A	
Antioch, TN 37013	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Wagers, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Remon M. Shalby and Dina R. Agib, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 50 on the plan of Pinnacle Point Subdivision, Phase Two, of record in Plat Book 6900, Pages 140 and 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Wagers, from Kichon Choi and Seung Woo Choi by Warranty Deed on January 28, 2009, of record in Instrument Number 20090206-0010294, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Pages 140 and 141, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6405, Page 169; Book 7032, Page 733; Book 7067, Page 739; Book 7065, Page 959; Book 10097, Page 390; Book 7032, Page 761; Instrument Numbers 20010504-0046047 and 20010504-0046048 , Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7097, Page 158, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1213 Orchard Mountain Ct., Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2015.

Robert Wagers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Wagers** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2015

Notary Public

My commission expires 1/5/19

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON