BILL GARRETT, Davidson County
Trans: T20160002881 DEEDWARR
Recvd: 01/12/16 11:45 2 pgs
Fees: 13.00 Taxes: 684.50
20160112-0003179

STATE OF Michigan
COUNTY OF Wayne

The actual consideration or value, whichever is greater, for this transfer is 185,000.00

Affiant

Subscribed and sworn to before me, this 21 day of December, 2015.

Notary Public

My commission expires: 6-14-2018

TERRI L. VANCE
Notary Public, State of Michigan
County of Livingston
My Commission Expires Jun. 14, 2018
Acting in the County of Wayne

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Steven Follis **Roxanne Completano Follis**	James Steven Follis	**053060B15000CO**
2277 Riverway Drive	2277 Riverway DR	
Old Hickory, TN 37138	Old Hickory TN 37138	

FOR AND IN 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 ACKNOWLEDGE, WE,

Wilma J. Wagoner, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Steven Follis and Roxanne Completano Follis, 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. 218 on the Plan of Phase 4B, Waterford Subdivision, a Planned Unit Development, of record in Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry M. Wagoner and wife, Wilma J. Wagoner from Robert L. Darling and wife, Joanne M. Darling by Warranty Deed dated April 23, 1998 and of record in Book 10901, page 371, Register's Office for Davidson County, Tennessee. Jerry M. Wagoner died on 12/20/99 leaving Wilma J. Wagoner as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2277 Riverway Drive, Old Hickory, TN 37138.

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 in 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 22nd day of December, 2015.

Wilma J. Wagoner

Wilma J. Wagoner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Wilma J. Wagoner, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this 22nd day of December, 2015.

Elizabeth Maison

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY