WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160015553 DEEDWARR
Recvd: 02/25/16 11:29 2 pgs
Fees: 13.00 Taxes: 740.00

20160225-0018034

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Jennifer Cowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF FEBRUARY, 2016.

Cassidy
Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Maria T. Murray	~~Supreme Lending~~	181 14 0A 243.00
(NAME)	(NAME)	
8641 Altesse Way	Same as Owner	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark W. Wagner, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Maria T. Murray, unmarried**, hereinafter called the Grantee, her 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 Unit 160 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mark W. Wagner, an unmarried man, and Ben R. Wagner, a married man, as Joint Tenants with right of survivorship by Deed from Centex Homes, a Nevada General Partnership dated November 28, 2007 and recorded December 3, 2007 as Instrument No. 200712030139602, in said Register's Office for Davidson County, Tennessee. The said Ben R. Wagner having since conveyed all of his right, title and interest to Mark W. Wagner by Quitclaim Deed of record in Instrument No. 20160225-0018034, said Register's Office.

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.

File Number: FRN-160492SSO

unimproved ☐
This is improved ☒ property, known as 8641 Altesse Way, Brentwood, TN 37027

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.

Witness our hands this 23rd day of February, 2016.

Mark W. Wagner

STATE OF Utah

COUNTY OF Salt Lake

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Mark W. 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 23rd of February, 2016.

Notary Public

My Commission Expires: January 4, 2020

(SEAL)

PRESTON ROBERT BAYLE
Notary Public - State of Utah
Commission # 686612
My Commission Expires
January 4, 2020

File Number: FRN-160492SSO