WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035590 DEEDWARR
Recvd: 04/29/16 13:37 2 pgs
Fees:13.00 Taxes:8491.50
20160429-0042219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF April, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy S. Fagin and Heather A. Fagin	NEW OWNER	
(NAME)	(NAME)	
3823 Whitland Avenue		103-16-0 102-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, , **RICHARD B. WYATT, JR., A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY S. FAGIN AND HEATHER A. FAGIN, 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. 4 and 5, Block "E", on the Plan of The Whitland Realty Company's Subdivision of record in Plat Book 332, Page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 70 feet on the Southerly side of Bowling, now Whitland Avenue, and extends back between parallel lines 200 feet to the Northerly line of Lot No. 6 on said plan. Said Lot No. 5 is described as follows: Beginning at the southeast comer of Bowling, now Whitland Avenue, and Bossley Avenue, being the Northwest comer of said Lot No. 5 thence with the Southerly margin of Whitland Avenue Easterly 70 feet to the corner of Lots Nos. 4 and 5; thence Southerly with the line between said Lots Nos. 4 and 5 200 feet to the Northerly line of Lot No. 6; thence with said line Westerly 132 feet to the Easterly margin of Bosley Avenue; thence with the Easterly margin of said Bosley Avenue, Northerly 210 feet to the beginning.

Being the same property conveyed to Richard B. Wyatt, Jr, a married individual by Warranty deed from Devon S. Wyatt and Daniel R. Bird, wife and husband of record in Instrument No. 20110224-0015349, Register's Office for Davidson County, Tennessee, dated February 22, 2011.

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 332, Page 141, said Register's Office; and Restrictive Covenant for Detached Structure of record in Instrument Number 20101203-0096567, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 3823 Whitland Avenue, Nashville, TN 37205

(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 hand this 5th day of April, 2016

RICHARD B. WYATT, JR.

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard B. Wyatt, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of April, 2016.

Commission expires:

KIMBERLY R. BARAHONA
MY COMMISSION #FF185536
EXPIRES December 28, 2018
(407) 398-0153 FloridaNotaryService.com

Notary Public