# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041876 DEEDWARR
Recvd: 05/18/16 15:31 2 pgs
Fees:13.00 Taxes:1124.80
20160518-0049852

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

**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 |
|---|---|---|
| Jeffrey F. Wegner and Ethel G. Wegner | Churchill Mtg. Corp., | |
| (NAME) | (NAME) | |
| 6700 Autumn Oaks Drive | 761 Old Hickory Blvd., #400 | 181-10-A/38.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |
| (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, I, **TAMMY I. DEASON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY F. WEGNER AND ETHEL G. WEGNER, 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. 354 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, Page 913, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Tammy I. Deason by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 15, 2010, of record in Instrument No. 20101122-0093074, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 9700, Page 913, said Register's Office; Restrictive covenants of record in Instrument No. 20010912-0099443, Book 6704, Page 397, Book 6968, Page 30, Book 6704, Page 405, Instrument No. 20030513-0064238 and Instrument No. 20100414-0028160, said Register's Office; Easements of record in Book 6704, Page 397, Book 7515, Page 298, Book 9343, Pages 196 and 199 and Instrument No. 20101207-0097287, said Register's Office; and Charter of record in Instrument No. 20010912-0099442, said Register's Office.**

unimproved
This is improved x property, known as 6700 Autumn Oaks Drive, Brentwood, 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 hand this 16 day of May, 2016

TAMMY I. DEASON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 16 day of May, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1523