This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160909TN

BILL GARRETT, Davidson County
Trans:T20160043553 DEEDWARR
Recvd: 05/24/16 12:16 2 pgs
Fees:13.00 Taxes:368.15
20160524-0051996

NEW OWNER:
Marilyn Wagner
2918 Ironwood Dr.
Nashville, TN 37214

SEND TAX BILL TO:
New owner

MAP & PARCEL:
96-6-115

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hollis C. J. Inman, married and Paul Pate, unmarried**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Marilyn Wagner, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Cloverhill Subdivision Section 1 of record in Plat Book 2133, page 46, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Margaret M. Ogdin, unmarried, from Nadine F. Govic by deed dated 04/29/1998, filed for record on 05/05/1998 in Book 10915, page 23 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hollis C. J. Inman, married, from Margaret M. Ogdin, unmarried, by deed dated 04/29/16, filed for record on 05/05/16 in Instrument No. 20160505-0044276, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hollis C. J. Inman and Paul Pate, Joint Tenants, from Hollis C. J. Imnan, married by Quitclaim Deed dated 04/29/16, filed for record on 5/24/2016 **in Instrument No.** 20160524-0051995**, in the Register's Office for Davidson County, Tennessee.**

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Hollis C. J. Inman and Paul Pate** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Hollis C. J. Inman and Paul Pate** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2918 Ironwood Dr., Nashville, TN 37214**.

Executed on this 6th day of May. 2016.

Hollis C J Inman

Hollis C. J. Inman

Paul Pate

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Hollis C. J. Inman and Paul Pate** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of May, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $99,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 6th day of May, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19