BILL GARRETT, Davidson County
Trans:T20160065647 DEEDWARR
Recvd: 08/01/16 09:15 2 pgs
Fees:13.00 Taxes:851.00
20160801-0078743

CHARLES E. MORTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn to and subscribed before me this the 27 day of July, 2016.

Notary Public
My Commission Expires: 1-26-17

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Guy and Lori Wagner	1112 Thorncrest Road	Owner	161-06-0A-025.00 CO
9708 Onyx Lane			
Brentwood, TN 37027	Nashville, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **SCOTT PANDILLO AND CONNIE PANDILLO, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **GUY WAGNER AND LORI WAGNER, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit No. 25 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-I" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott Pandillo and Connie Pandillo, husband and wife, by Warranty Deed, from Centex Homes, a Nevada General Partnership, of record in Instrument # 20120925-0086858, Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded September 21, 2012.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument(s) of record in Instrument # 20070614-0071397, # 20080325-0030014, # 20080709-0070601, Register's Office for Davidson County, Tennessee.

2. Matters on the Plan of record in Plat Book 4460 pages 76 and 77, Register's Office for Davidson County, Tennessee.

3. Roadway easement of record in Book 6749 page 459, Register's Office for Davidson County, Tennessee.

4. Plan of record in Instrument Number 20070705-0080241, Registers Office for Davidson County, Tennessee.

5. Storm water agreement of record in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29 day of July, 2016.

SCOTT PANDILLO **CONNIE PANDILLO**

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, a Notary Public in and for said County and State aforesaid, personally appeared Scott Pandillo and Connie Pandillo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 29 day of July, 2016.

Notary Public
My Commission Expires: 1-24-2017

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY