THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0373

Map-Parcel No. 172-12-0A-022.00 CO

BILL GARRETT, Davidson County
Trans:T20160078852 DEEDWARR
Recvd: 09/08/16 13:31 2 pgs
Fees:13.00 Taxes:928.70
20160908-0094672

Property Address:
808 Cold Creek Trail, Nashville, TN 37211

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WARRANTY DEED

Send Tax Statements To:
Sarah M. Wagner
808 Cold Creek Trail
Nashville, TN 37211

Grantees' Name, Address:
SARAH M. WAGNER and MARTIN H. WAGNER
808 Cold Creek Trail
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KARI L. ALLEN and JON C. ALLEN, wife and husband**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **SARAH M. WAGNER, an unmarried woman, and MARTIN H. WAGNER, a married man**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, Pages 110 and 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kari L. Allen and Jon C. Allen, wife and husband by Warranty Deed from William S. Rascoe and wife, Carole A. Rascoe, dated August 22, 2014, and recorded September 23, 2014, of record in Instrument No. 20140923-0087233, Register's Office for Davidson County, Tennessee.

This is improved property known as, 808 Cold Creek Trail, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 7900, page 110 thru 112, Register's Office for Davidson County, Tennessee.
3. Deed conveying the open space to Bradford Hills Homeowner's Association, Inc., of record in Book 8154, page 304, and Book 9779, page 672, Register's Office for Davidson County, Tennessee.
4. Charter for Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 520, Registers office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, and Book 8885, page 517, Register's Office for Davidson County, Tennessee.

6. By-Laws of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson, County, Tennessee.

7. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 8377, page 769, Book 8377, page 808, Book 10208, page 940 and 781, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Book 8292, page 153, Register's Office for Davidson County, Tennessee.

9. Subject to all matters on Boundary Plat of record in Book 7900, page 6, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Water Lines, Sanitary Sewers, and Appurtenances of record in Instrument No. 20050627-0073563, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 7th day of September, 2016.

Kari L Allen
KARI L. ALLEN

JON C. ALLEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **KARI L. ALLEN and JON C. ALLEN**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 7th day of September, 2016.

Notary Public

My Commission expires: 2-18-17

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $251,000.00 .

Affiant

SWORN TO and subscribed before me on this 7th day of September, 2016.

Notary Public

My Commission expires: 12-6-16

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY