STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2016.

Notary Public
MY COMMISSION EXPIRES: 11-5-19
File No. G16-5670D

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160086456 DEEDWARR
Recvd: 10/03/16 08:28 3 pgs
Fees: 18.00 Taxes: 1172.90
20161003-0103670

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christina D. Webb and Michael J. Webb, wife and husband (NAME)	New Owner (NAME)	064-02-0-102.00
340 Willow Bough Lane (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joel Kenneth Waltenbaugh, Mark Allen Waltenbaugh, and Jann Ellen Waltenbaugh, as Co-Trustees of the J.K. Waltenbaugh Trust dated 3/20/03** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina D. Webb and Michael J. Webb, wife and husband,** 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. 276 on the plan of BRANDYWINE FARMS, SECTION 19, as shown by plat of record in Plat Book 5050, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joel Kenneth Waltebaugh, Trustee of the J.K. Waltenbaugh Trust dated 3/20/03 from Joel Kenneth Waltenbaugh, by Quit Claim Deed dated March 20, 2003, as Instrument No. 20030422-0052553, in the Register's Office for Davidson County, Tennessee. The said Joel Kenneth Waltenbaugh having since died November 6, 2015. Pursuant to the J.K. Waltenbaugh Trust Agreement, Joel Kenneth Waltenbaugh, Jr., Mark Allen Waltenbaugh and Jann Ellen Waltenbaugh, now Greene are to serve as Co-Successor Trustees.

Mark Allen Waltenbaugh and Mark Alan Waltenbaugh are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5050, page 12, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 340 Willow Bough Lane, Old Hickory, TN 37138.

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. Whenever 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/our hand(s) this 28th day of September, 2016.

J.K. WALTENBAUGH TRUST DATED 3/20/03

By: _____ September 28, 2016
Joel Kenneth Waltenbaugh, Co-Successor Trustee — Date

J.K. WALTENBAUGH TRUST DATED 3/20/03

By: _____ September 28, 2016
Jann Ellen Waltenbaugh, now Greene, Co-Successor Trustee — Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joel Kenneth Waltenbaugh and Jann Ellen Waltenbaugh, now Greene, Co-Successor Trustees for J.K. Waltenbaugh Trust dated 3/20/03, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 2016.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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. Whenever 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/our hand(s) this 28th day of September, 2016.

J.K. WALTENBAUGH TRUST DATED 3/20/03

By: Mark Alan Waltenbaugh Co-Successor Trustee
Mark Alan Waltenbaugh, Co-Successor Trustee

September 28, 2016
Date

STATE OF PA

COUNTY OF Allegheny }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mark Alan Waltenbaugh, Co-Successor Trustee for J.K. Waltenbaugh Trust dated 3/20/03, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 2016.

My Commission Expires: Dec 8, 2018

Jennifer Carnes
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JENNIFER CARNES
Notary Public
KISKIMINETAS TWP, ARMSTRONG COUNTY
My Commission Expires Dec 8, 2018

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206