 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $25,550.00 Affiant Subscribed and sworn to before me, this 28th day of October, 2016. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160099691 DEEDWARR
Recvd: 11/10/16 13:15 2 pgs
Fees:13.00 Taxes:94.54
20161110-0119150

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brad Scarbrough, Esq.	**New Owner**	**Map/Parcel: 066-086.00**
5214 Maryland Way, Suite 207		
Brentwood, TN 37027		

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 HEREBY ACKNOWLEDGE, WE,

Ronald Wagner and wife, Pamela Wagner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WK2 Irrevocable Trust

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, beginning at an iron pin in the northerly margin of the Ashland City Highway (State Route 12) said pin being South 70° 47'13" East, 884.69 feet from the southeast corner of the property conveyed to R.G. Sullivan by deed of record in Book 1585, Page 371, Register's Office for Davidson County, Tennessee; thence North 18° 25' 51" East, 960.73 feet to an iron pin; thence South 47° 55' 09" East, 230.0 feet to an iron pin, the northeast corner of Tract No. 4; thence South 14° 12' 55" West, 874.59 feet to an iron pin in the northerly margin of Ashland City Highway; thence with the northerly margin of Ashland City Highway, North 70° 47' 13" West, 275.0 feet to the point of beginning, containing 5.07 acres, more or less.

Being the same property conveyed to Ronald Wagner and wife, Pamela Wagner, by Warranty Deed, from Timothy P. Lendman and wife, Carmen B. Lendman, dated June 30, 1986, of record in Book 6905, Page 321, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Boundary Line Agreement of record in Book 5919, Page 337, Register's Office for DAVIDSON County, Tennessee.
Declaration of Protective Covenants, Conditions, and Restrictions for Wildwood of record in Book 6568, Page 228, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 5774 River Trace, Nashville, TN 37218.

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

Ronald Wagner

Pamela Wagner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ronald Wagner and wife, Pamela Wagner, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

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

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

Notary Public

My Commission Expires: _____

File #: **160650JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027