BILL GARRETT, Davidson County
Trans:T20170008397 DEEDWARR
Recvd: 01/30/17 10:21 2 pgs
Fees:13.00 Taxes:625.30
20170130-0009511

This Instrument Prepared by ~~& Return to~~ Deeded Karen Heavener
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Return to: Bcoker
BridgeTrust Title CS18700 1164
4400 Harding Pike #400
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ian T. Wagner 310 Huntington Ridge Drive Nashville, TN 37211	New owner	161-11-A-159.00CO

THIS INDENTURE, made this 27th day of January, 2017 between

Destiny S. Holmes, an unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Ian T. Wagner, an unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit No. 159 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Destiny S. Holmes, an unmarried woman by Quitclaim Deed dated 6/23/14 from Destiny S. Settle of record in Instrument Number 20140625-0055474 and Destiny S. Settle by Warranty Deed dated 10/31/12 from Clyde R. Tant, Jr. and wife, Teresa Tant of record in Instrument No. 20121105-0101485, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 310 Huntington Ridge Drive, Nashville, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which will be paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Destiny S. Holmes by Tammy Mellons, Attorney in fact

Destiny S. Holmes by Tammy Mellons, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2017, before me personally appeared Tammy Mellons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Destiny S. Holmes, and who acknowledged that she executed the same as the free act and deed of Destiny S. Holmes.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of January, 2017.

Karen B. Heavener

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $169,000.00.

Tammy Mellons

Affiant

Sworn to and subscribed before me, this 27th day of January, 2017.

Karen B. Heavener

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19