BILL GARRETT, Davidson County
Trans:T20170018938 DEEDWARR
Recvd: 03/06/17 09:38 2 pgs
Fees:13.00 Taxes:819.55

20170306-0021652

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $221,500.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2017.

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

04-1702-56344

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Timothy A. Ivancic<br>3700 Lake Towne Drive<br>Antioch TN 37013 | new owner | 150-10-0-212.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shane J. Wagner and Jessica Kerns n/k/a Jessica Wagner, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy A. Ivancic and Alexandra M. Ivancic, husband and wife**, hereinafter called the Grantees, their successors 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. 37, on the Plan of Section 3, Jamestown Estates, of record in Book 6900, Page 866, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to H. Kent Wall, unmarried by deed from Willie Holman, unmarried, dated September 2, 2005, recorded September 15, 2005, of record in Instrument No. 20050915-0111170, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shane J. Wagner, an unmarried man and Jessica Kerns, an unmarried woman by deed from H. Kent Wall, unmarried, dated March 18, 2015, recorded March 20, 2015, of record in Instrument No. 20150320-0024113, Register's Office for Davidson County, Tennessee. The said grantees having since married.

Jessica Kerns is one and the same person as Jessica Wagner.

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 property is improved property known as 3700 Lake Towne Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of March, 2017.

Shane J. Wagner

Jessica Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shane J. Wagner and Jessica Wagner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 1st day of March, 2017.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20