WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176407

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,000.00.

Affiant

Subscribed and sworn to me on June 7th, 2017.

NOTARY PUBLIC
My Commission Expires: 2/25/20

BILL GARRETT, Davidson County
Trans: T20170049297 DEEDWARR
Recvd: 06/09/17 09:23 2 pgs
Fees: 13.00 Taxes: 1720.50
20170609-0057877

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kirk A. Thame 616 Summit Oaks Court Nashville, TN 37221	Synovus Mortgage Corp 2204 Lakeshore Drive Suite 325 Birmingham, AL 35209	128 12 0B 010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Wagner and Kimberly Wagner, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kirk A. Thame, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10, on the Final Plat, WOODBURY, PHASE 2, of record in Instrument No. 20140429-0035945, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Michael Wagner and Kimberly Wagner, husband and wife, by Special Warranty Deed dated August 12, 2015, from Dalamar Homes, LLC, of record in Instrument No. 20150814-0081728, Register's Office for Davidson County, Tennessee.

This is improved property known as 616 Summit Oaks Court, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on June 7th, 2017.

Michael Wagner

Kimberly Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 7th, 2017, before me personally appeared Michael Wagner and Kimberly Wagner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 7th, 2017.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

