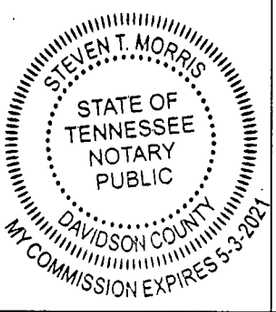
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this the ~~7th day~~ of July, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron K. Wagner Rebekah J. Wagner	FIRST COMMUNITY MTG.	
4068 Port Cleburne Lane	2162 ROBERT ROSE DR.	098-01-0-015.00
Hermitage, TN 37076	SUITE 101 MURFREESBORO, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID G. SEQUERTH AND NORA B. SEQUERTH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON K. WAGNER AND REBEKAH J. WAGNER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 59 on the Plan of Section One, Lake Park of record in Plat Book 4175, Page (s) 134 and 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David G. Sequerth and wife Nora B. Sequerth by Warranty deed from Dolores B. Smotherman of record in Book 10421, page 501, Register's Office for Davidson County, Tennessee, dated March 27, 1997 and recorded on April 18, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4068 Port Cleburne Lane, Hermitage, TN 37076.

BILL GARRETT, Davidson County
Trans:T20170060528 DEEDWARR
Recvd: 07/14/17 15:27 2 pgs
Fees:13.00 Taxes:999.00
20170714-0071226

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2017.

David G. Sequerth

Nora B. Sequerth

STATE OF South Carolina
COUNTY OF ~~Greenville~~ Anderson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David G. Sequerth and Nora B. Sequerth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2017.

Notary Public

My Commission Expires:

Aug. 21, 2022

ROBERT RYAN BRECKENRIDGE
NOTARY PUBLIC
My Commission Expires 08/21/2022
SOUTH CAROLINA