WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Lee Baker and Anna M. Holmbraker	Franklin American Mortgage Company	06211000400
(NAME)	(NAME)	
2912 Western Hills Dr.	6100 Tower Circle S./600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 323 DEEDWARR
09/12/2017 10:15:09 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20170912-0093218

FOR AND 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 ACKNOWLEDGED, WE, Steven A. Wagner, Richard Albert Wagner, Jr., by and through his attorney in fact, Steven A. Wagner, Robert Charles Wagner and Susan ~~Lara~~ *Laura Rider, Devisees under the Last Will and Testament of Shirley Mae Wagner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna M. Holmbraker, a Single Woman and Daniel Lee Baker, a Single Man, as Joint Tenants with Right of Survivorship, 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:

*Laura

Land in Davidson County, Tennessee, being Lot Number 175 on the Re-subdivision of Lots 171 thru 176, Section 5, Sutherland Heights, of record in Plat Book 5800, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made to Plat Book for a more comprehensive legal description.

Being the same property conveyed to Richard A. Wagner and wife, Shirley M. Wagner by deed from Alexander P. Waddell and wife, Minnie P. Waddell, dated September 14th, 1979, of record in Book 5500, page 390, Register's Office for Davidson County, Tennessee, and being property conveyed to Richard Wagner and spouse, Shirley Wagner by deed from Gloria A. Patterson, unmarried, dated October 13, 1981, of record in Book 5806, page 604, said Register's Office. Richard Wagner having died December 3, 2012, and Shirley Wagner a/k/a Shirley M. Wagner a/k/a Shirley Mae Wagner having died April 8, 2016, and the Last Will and Testament of Shirley Mae Wagner, deceased, is recorded in Probate File 16P1827, Probate Clerk's Office, Davidson County, Tennessee. Said Last Will and Testament of Shirley Mae Wagner devised her estate to the following: Steven A. Wagner, Richard Albert Wagner, Jr., Robert Charles Wagner, and Susan Laura Rider.

*****Power of Attorney executed by Richard Albert Wagner, Jr., is being recorded simultaneously herewith in Instrument No. 20170912-0093218, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF THE RE-SUBDIVISION OF LOTS 171 THRU 176, SECTION 5, SUTHERLAND HEIGHTS, OF RECORD IN PLAT BOOK 5800, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 2912 Western Hills Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and do covenant with the said GRANTEES that 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 do further covenant and bind , 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 our hands this 7th day of September, 2017.

Steven A. Wagner

Richard Albert Wagner, Jr.

By: Steven A. Wagner, Attorney in Fact
Steven A. Wagner, Attorney in Fact

Robert Charles Wagner

Susan Laura Rider

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Steven A. Wagner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Richard Albert Wagner, Jr., acting as that person's agent and attorney in fact, and the said Steven A. Wagner acknowledged that he executed the foregoing instrument as agent and attorney in fact for Richard Albert Wagner, Jr. for the purposes therein contained.

WITNESS my hand and seal, this 7th day of September, 2017.

My Commission Expires:
11-5-19

Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven A. Wagner, Robert Charles Wagner and Susan Laura Rider**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY