WARRANTY DEED

Bill Garrett Davidson County
Batch# 561 **DEEDWARR**
09/13/2017 12:32:35 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20170913-0093600

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2017.,

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5/19/2020
(AFFIX SEAL)

RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew Fardell and Cynthia Fardell	First National Bank of Middle Tennessee	181 03 0A 287.00
(NAME)	(NAME)	
24 Glade Water Drive	1608 Williams Dr, Suite 301	
(ADDRESS)	(ADDRESS)	
Henderson, NV 89052	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Samantha E. Wagner f/k/a Samantha E. Orlin and Jay Wagner, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Fardell and Cynthia Fardell, husband and wife**, 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:

Land in Davidson County, Tennessee being Lot No. 106, on the Plan of Revision One, Section Two of Phase One, Addition to Indian Creek Estates, RS-10 Subdivision – Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070720-0086794, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samantha E. Orlin, unmarried by Warranty Deed from TR & D Homes, Inc., a Tennessee Corporation dated December 28, 2011 and recorded December 30, 2011 as Instrument No. 20111230-0102149, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-175927SSO

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: E17-5579

unimproved ☐

This is improved ☒ property, known as 7508 Stecoah St., Brentwood, TN 37027

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Jay Wagner, spouse of Samantha E. Wagner, hereby joins in this conveyance to convey any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

Witness our hands this 8th day of September, 2017.

Samantha E. Wagner

Jay Wagner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Samantha E. Wagner f/k/a Samantha E. Orlin and Jay Wagner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2017.

Notary Public

My Commission Expires: 2-27-21

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-175927SSO