G#30028-2

BOX #14

Bill Garrett Davidson County Batch# 2130 DEEDWARR 09/19/2017 09:40:06 AM 4 pgs Fees: $23.00 Taxes: $987.90 20170919-0095661	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$267,000.00.** Affiant Subscribed and sworn to before me, this the 18th day of September, 2017. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jana Ulrich and Brandon Boyd	**First National Bank of Middle Tennessee**	**042-14-0-009.00**
127 Port Drive	**200 E Main Street**	
Madison, TN 37115	**McMinnville, TN 37110**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL LAMAR WAGNER AND STEVEN ANDREW WAGNER, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JEFFERSON CALHOUN WAGNER,
AND STEVEN ANDREW WAGNER, AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF JEFFERSON CALHOUN WAGNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANA ULRICH AND BRANDON BOYD, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 88 on the Plan of Sherry Heights, Section III, of record in Book 2331, Pages 126 and 127, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Burgundy Drive, the common corner of Lots 86 and 87; thence, with the line between said lots northwardly 198.0 feet to a concrete monument; the common corner of Lots 88, 89 and 87; thence, westwardly along the line between Lots 88 and 89, 201.0 feet to a point in the easterly margin of Port Drive; thence, with the margin of the same 167.6 feet to a concrete monument; the beginning of a curve; thence, around said curve in a southeasterly direction 39.3 feet to a concrete monument in the northerly margin of Burgundy Drive; thence, with the margin of the same 120.4 feet to the beginning.

Being the same property conveyed to JEFF WAGNER, UNMARRIED, by General Warranty Deed from MARY SUE WAGNER, of record in Instrument No. 20130703-0068577, dated June 27, 2013, said Register's Office. Jeff Wagner is one and the same person as Jefferson Calhoun Wagner. Jefferson Calhoun Wagner died on February 15, 2017. Michael Lamar Wagner and Steven Andrew Wagner are Devisees under the Last Will and Testament of Jefferson Calhoun Wagner. Steven Andrew Wagner is Executor of the Last Will and Testament of Jefferson Calhoun Wagner by Order filed April 27, 2017 and Letters Testamentary filed April 27, 2017 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 127 Port Drive, Madison, TN 37115.

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Notwithstanding the above, Steven Andrew Wagner in his capacity as Executor of the Last Will and Testament of Jefferson Calhoun Wagner, shall have no liability or responsibility for the above recited warranty of title, the said Steven Andrew Wagner, in his capacity as Executor of the Last Will and Testament of Jefferson Calhoun Wagner, has joined in the execution of this Deed to express his consent to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate of Jefferson Calhoun Wagner.

Witness my/our hand(s) this 12th day of September, 2017.

MICHAEL LAMAR WAGNER

ROBERT CHARLES BURKS
NOTARY PUBLIC - STATE OF TEXAS
ID# 126642711
COMM. EXP. 10-26-2020

State of TEXAS)
County of Tarrant)

On this 12th day of September, 2017, before me personally appeared, **MICHAEL LAMAR WAGNER,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

Notary Public

My Commission Expires: 10/26/2020

Witness my/our hand(s) this 14th day of September, 2017.

STEVEN ANDREW WAGNER

STEVEN ANDREW WAGNER, EXECUTOR OF THE LAST WILL AND TESTAMENT OF JEFFERSON CALHOUN WAGNER

State of FLORIDA)
County of Hillsborough)

On this 14th day of September, 2017, before me personally appeared, **STEVEN ANDREW WAGNER, INDIVIDUALLY AND AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF JEFFERSON CALHOUN WAGNER,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

Notary Public

My Commission Expires: July 20, 2021

