This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1804870

Bill Garrett Davidson County
Batch# 79725 DEEDWARR
04/11/2018 10:26:57 AM 2 pgs
Fees: $13.00 Taxes: $654.90

20180411-0034043

NEW OWNER:
Edward Morris
102 Lakeview Court
Hendersonville TN
37075

SEND TAX BILL TO:
New owner

MAP & PARCEL:
75-6-38.00.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Wagner, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Edward Morris,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. McClain and wife, Karen McClain by Warranty Deed from E.W. Wilkerson and Harry D. Bass, dated 2/21/1990 and recorded 2/22/1990, of record in Book 8049, page 920, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Flanigan Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Michael D. McClain and wife, Karen McClain, by and through her duly appointed Attorney in Fact, Michael D. McClain, by Power of Attorney, dated 10/31/2017 and recorded 11/8/2017, of record in Instrument No. 20171108-0115221, Register's Office for Davidson, County, Tennessee. Said Warranty Deed is dated 11/2/2017 and recorded 11/8/2017, of record in Instrument No. 20171108-0115222, Register's Office for Davidson County, Tennessee.

Being further conveyed to Linda Wagner by Warranty Deed from Flanigan Investments, LLC, dated 3/23/18 and recorded 3/27/18, in Instrument Number 20180327-0028469, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described 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/her heirs and assigns, forever;

AND **Linda Wagner, unmarried,** do covenant with the said Grantee that they are

lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Linda Wagner, unmarried,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4235 Sweden Drive, Hermitage, TN 37076**

Executed on this 26th day of March, 2018.

Linda Wagner

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Linda Wagner, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 26th day of March, 2018.

Notary Public

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1879

My Commission Expires: 1879

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 26th day of March, 2018.

Notary Public

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1879

My Commission Expires: 1879