(1)

Bill Garrett Davidson County
Batch# 79777 DEEDWARR
04/11/2018 11:53:23 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10
20180411-0034124

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Aaron Wagner & Jennifer Wagner
248 Delvin Drive
Antioch, TN 37013

SEND TAX BILL TO:
CMG Mortgage, Inc, dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, California 94583

MAP/PARCEL 162-06-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Sain and Tonya Sain, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Aaron Wagner and Jennifer Wagner, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Fair Oaks of record in Plat Book 4175, Page 43, 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 Brian Sain and Tonya Sain, husband and wife by Warranty deed from Karl Vernon Locke, as devisee of the Estate of James Carlos Locke, Jr of record in Instrument No. 20171102-0112735 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on November 02, 2017.

This is improved property known as: **248 Delvin Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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. Possession to be given 10th day of April, 2018.

WITNESS MY HAND on this the 10th day of April, 2018

Brian Sain

Tonya Sain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Brian Sain and Tonya Sain,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of April, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $283,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180170