Bill Garrett Davidson County
Batch# 102414 DEEDWARR
06/08/2018 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,067.45
20180608-0055252

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Timios, Inc. – Pittsburgh, 4955 Steubenville Pike, Suite 305 Pittsburgh, PA 15205

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kurt Andrew Wagner and Sarah Elizabeth Beeson	**Kurt Andrew Wagner and Sarah Elizabeth Beeson**	072 12 0 276.00
1911 Upland Drive	**1911 UPLAND DR**	
Nashville, TN 37216	**NASHVILLE TN 37216**	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Two Hundred Eighty-Eight Thousand, Five Hundred and 00/100 Dollars ($288,500.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, LAURA M. DARLING, unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto KURT ANDREW WAGNER and **Sarah** ELIZABETH BEESON, husband and wife, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 1911 Upland Drive, Nashville, TN 37216, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE DAVIDSON COUNTY, TENNESSEE, TO-WIT:

BEING LOT NO. 156 ON THE PLAN OF SECTION TWO, BURCHWOOD GARDENS, AS SHOWN BY PLAT OF RECORD IN BOOK 2900, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Tax ID No.: 072 12 0 276.00

BEING THE SAME PROPERTY CONVEYED TO LAURA M. DARLING, UNMARRIED BY DEED FROM JESSICA L. LEARY, UNMARRIED RECORDED 12/28/2009 IN INSTRUMENT 200912280117091, IN THE COUNTY REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1911 Upland Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of June, 2018.

Laura M. Darling

LAURA M. DARLING

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LAURA M. DARLING, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4 day of June, 2018.

Ella K. Butler

Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **288,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KURT ANDREW WAGNER SARA ELIZABETH BEESON

Subscribed and sworn to before me this 4 day of June, 2018.

Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Julie Flores, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, Eliana L. Buenrostro, a Notary Public for this county and state, Julie Flores who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-31-21

ELIANA L. BUENROSTRO
COMM. #2187406
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 31, 2021