STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$380,000.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 30th day of August, 2018.

Notary Public
MY COMMISSION EXPIRES: 07/06/20
File No. G18-2556

Karen Y Johnson Davidson County
Batch# 137299 **DEEDWARR**
09/05/2018 02:35:19 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180905-0087922

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER**
Dustin L. Wagoner and Ashley L. Wagoner (NAME)	new owners (NAME)	017-00-0-326
1834 Union Hill Rd (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Grant V. Taskerud, a married man, and Sandra K. Taskerud, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dustin L. Wagoner and Ashley L. Wagoner, 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. 1 on the Subdivision Plan of the Ayers Property, of record in Instrument No. 20090417-0035209, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra K. Taskerud, unmarried, and Grant V. Taskerud, married, as tenants in common with right of survivorship by Warranty Deed dated December 18, 2015 from Deborah Dawn Martin, unmarried, recorded December 21, 2015, in Instrument Number 20151221-0127959, in the Register's Office of Davidson County, Tennessee.

Miki Taskerud joins in this conveyeance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20090417-0035209, Register's Office for Davidson County, Tennessee.
2. Subject to the Restrictive Covenant, Condition, or Restriction, of record in Book 8199, Page 615, Book 8199, Page 619, recorded in the of Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-P-18-1834

3. Subject to the Restrictive Covenant for detached structure of record in Instrument Number 20070808-0094893, in the Register's Office of Davidson County, Tennessee.
4. Easement for water rights from a spring as recorded in Book 2708, Page 523, in the Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1834 Union Hill Road, Goodlettsville, TN 37072.

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, have 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of August, 2018.

Grant V. Taskerud

Sandra K. Taskerud

Miki Taskerud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2018, before me personally appeared Grant V. Taskerud, and Sandra K. Taskerud and Mike Taskerud, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of August, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066