THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 184052 DEEDWARR
01/15/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,599.25
20190115-0004286

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Andrew Bruton, Traci Bruton, and Faye Thompson 6304 Wildwood Valley Drive Brentwood, TN 37027	SWBC Mortgage 9311 San Pedro #100 San Antonio TX 78216	158-10-0-028.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ty Rager and wife, Dorothy Rager**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **James Andrew Bruton and Traci Bruton, husband and wife, and Faye Thompson a single woman, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Wildwood Valley Estates, Section One, of record in Plat Book 3700, Page 41, 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 Ty Rager and wife, Dorothy Rager, by Warranty Deed from Tina Jean Delise Riley, married, of record on February 3, 2015, at Instrument No. 20150203-0009892, Davidson County Register of Deeds.

This is improved property known as 6304 Wildwood Valley Drive Brentwood, Brentwood, TN 37027.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 15th **day of January, 2019**:

Ty Rager
Ty Rager

Dorothy Rager
Dorothy Rager

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ty Rager and Dorothy Rager,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of January, 2019:

W. AARON PINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $702,500.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 15th DAY OF January, 2019.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public

My Commission Expires: 3-21-20

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY