Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-VR69-19-122

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 202247 **DEEDWARR**
03/06/2019 10:47:44 AM 3 pgs
Fees: $18.00 Taxes: $666.00

20190306-0020408

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 180,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day of February, 2019

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Luke McGhee
122 Scenic View Rd.
Old Hickory, TN 37138-3816
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04405000400

WARRANTY DEED

19NT00082

Effective the 28th day of February, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SHANE WAGNER AND JESSICA WAGNER, HUSBAND AND WIFE AND THOMAS E. DONALDSON AND GAIL J. DONALDSON, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LUKE MCGHEE, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 1 in the unrecorded Plan of H. A. Youngblood's Subdivision, described according to a map made by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point in the Southwesterly margin of Scenic Drive at the Northeast corner of the property conveyed to L. J. Woodard & wife, by deed of record in Book 1735, Page 121, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, North 47 degrees 47' West 84.8 feet to the common corner of Tracts 1 and 2; thence with the line between said lots, South 42 degrees 13' West 135 feet to the Northeasterly line of Tract 22; thence with the line between Tracts 1 and 22, South 47 degrees 47' East 63.8 feet to the line of the said Woodard property; thence with the line of said property, North 50 degrees 59' East 136.6 feet to the beginning.

Being the same property conveyed to Shane Wagner and Jessica Wagner, husband and wife and Thomas E. Donaldson and Gail J. Donaldson, husband and wife, by Warranty Deed from Juan Manuel Aguilar, husband and wife, dated 03/21/2017 and recorded 03/22/2017 as Document No. 20170322-0027911, Register's Office for Davidson County, TN.

This is an improved property commonly known as 122 Scenic View Rd, Old Hickory, TN 37138.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28th day of February, 2019

Shane Wagner

Jessica Wagner

State of ~~Tennessee~~ AKA ILLINOIS
County of ~~Davidson~~ AKA COOK

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Antonio Shane Wagner and Jessica Wagner, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of February, 2019.

Notary Public

My commission expires: 11/07/2022

OFFICIAL SEAL
DENNIS JAMES ADKINS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires nov 7,2022

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28th day of February, 2019

Thomas E. Donaldson

Gail J. Donaldson

State of Tennessee
County of ~~Davidson~~ Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Thomas E. Donaldson and Gail J. Donaldson, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of February, 2019.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-24-2016