Karen Johnson Davidson County
Batch# 203960 DEEDWARR
03/08/2019 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190308-0021595

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to me on 03/07/19.

NOTARY PUBLIC
My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brooke M. Brandenstein Slade Barton Gander 451 Monticello Street Nashville, TN 37207	**Pinnacle Bank** **150 3rd Ave. S.** **Suite 1000** **Nashville, TN 37201**	071-01-0A-029.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ted Wagner, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto, Brooke M. Brandenstein, an unmarried woman and Slade Barton Gander, an unmarried man, Tenants in Common with Right of Survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 29, PHASE 1, WOODS AT MONTICELLO (erroneously referred to as Wood of Monticello in deed of acquisition), as shown on plat of record in Instrument No. 20091216-0114519, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ted Wagner, unmarried by Warranty Deed from Woodbine Community Organization (WCO), Inc., a Tennessee Not-For Profit Corporation, recorded on the 23rd day of August, 2012 in Instrument No. 20120823-0075925, in the Register's Office of Davidson County, Tennessee.

☐ This is Improved property, known as 451 Monticello Street Nashville, TN 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES, there is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on 03/07/19.

Ted Wagner

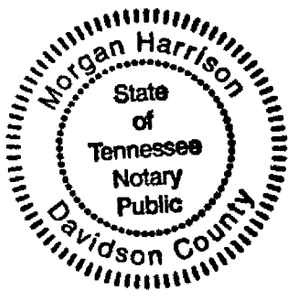
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/07/19, before me personally appeared, Ted Wagner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/07/19.

NOTARY PUBLIC

My Commission Expires: 11-08-2021



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).