This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $252,000.00.

Affiant

Subscribed and sworn before me this the 14th day of June, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 245078 DEEDWARR
06/18/2019 12:10:55 PM 2 pgs
Fees: $13.00 Taxes: $932.40

20190618-0058627

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Guy W. Wagner 9708 Onyx Lane Brentwood, TN 37027	New Owner	181-14-A 094.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELISSA GALE CAUDILL N/K/A MELISSA KENNEY, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GUY W. WAGNER AND LORI M. WAGNER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit 239 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Melissa Gale Caudill, unmarried, by deed from Jessica Hockenbery (formerly Jessica Ille) and husband, Ryan Hockenbery, dated 09/18/2009, of record in Instrument No. 20091020-0096854, said Register's Office.

Melissa Gale Caudill and Melissa Kenney are one in the same person.

James Kenney, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8218 Rossi Rd, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 14th day of June, 2019.

Mrs Gale Caudill n/k/a Mrs Kenney
Melissa Gale Caudill n/k/a Melissa Kenney

James Kenney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa Gale Caudill n/k/a Melissa Kenney, and James Kenney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2019.

My commission expires:

11/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY