Karen Johnson Davidson County
Batch# 312699 DEEDWARR
11/07/2019 09:44:23 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20191107-0115026

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Rodney D. Sciborski
2731 & 2733 Pennington Bend Rd.
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
062 15 0 001.00
062 00 0 074.00
062 00 0 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Denise M. Wagoner and Debra W. Loy, Devisees under the Last Will and Testament of Richard W. Wagoner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rodney D. Sciborski, an unmarried man, and Annie Osborne and husband, Patrick Osborne,** 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:

Tract 1:

Land in Davidson County, Tennessee, being in the Pennington Bend Community of the 3rd Civil District of said State and County, and particularly described as:

Beginning at a point in the East margin of Pennington Bend Road 305.5 feet northerly from N.W. corner of the Pennington Bend Road Methodist Chruch property; thence with the easterly margin of said road northerly 151.5 feet; thence south 82 degrees east 539.5 feet to a point in said north line; thence southerly 150.5 feet to a point in said South line; thence north 82 degrees west 570.5 feet to a point of beginning.

Being the same property conveyed to Porter Wagoner by deed from William D. Hardison, Jr. and wife, Jo Knighton Hardison, dated November 15, 1985, of record in Book 6712, Page 896, and to Richard Wayne Wagoner by Last Will and Testament of Porter Wagoner in Instrument No. 200906020050598, Register's Office for Davidson County, Tennessee.

Tract 2:

Land lying and being in the 3rd Civil District of Davidson County, Tennessee, said tract of land being 50 feet wide and 150.5 feet in length and described as follows:

Beginning at a point, said point being the northeast corner of the property conveyed to William D. Harrison, Jr. and wife, Jo Knighton Harrison, by deed from Daniel C. Rudy and wife, Jeanette C. Rudy, of record in Book 2641, Page 282, Register's Office for Davidson County, Tennessee; thence south 82° east 50 feet to a point in the west line of the J. E. Sutherland land; thence with the west line of the said Sutherland land southerly 150.5 feet to a point; thence north 82° west 50 feet to the southeast corner of the property conveyed to William D. Harrison, Jr., et ux, of record in Book 2841, Page 282, Register's Office for Davidson County, Tennessee; thence in a northerly direction along the William D. Harrison, Jr., easterly boundary line 150.5 feet to the point of beginning.

Being the same property conveyed to Porter Wagoner by Quitclaim deed from Jeanette Cantrell Rudy, unmarried, individually and as Co-Executor of The Estate of Daniel Clees Rudy; Sam L. Powers, Co-Executor of The Estate of Daniel Clees Rudy and William D. Harrison, Jr., Trustee of Trust B Established by the Will of Jacob Frank Rudy dated May 19, 1986, of record in Book 6872, Page 344, and to Richard Wayne Wagoner by Last Will and Testament of Porter Wagoner in Instrument No. 200906020050598, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being marked "RESERVED" not an individual building site", on the Plan of Sutherland Heights, Section 3, as of record in Book 2663, Page 117, Register's Office for said County, described as follows:

Beginning at a concrete monument at the common rear lot corners of Lots Nos. 131, 132, and 133 on said plan; thence with the rear line of Lot No. 133 southwestwardly 237.4 feet to a concrete monument at the southwest rear corner of Lot No. 133; thence South 3 deg. 43' West 722.0 feet to a concrete monument at the northwest rear corner of Lot No. 122 on said plan; thence northeastwardly with the rear line of Lot No. 122, 189.0 feet to a concrete monument at the common rear corners of Lots 122 and 123; thence with the rear lines of Lots 123 and 124 northeastwardly 383.8 feet to a concrete monument at the common rear corners of Lots Nos. 124, 129 and 130; thence with the rear lines of Lots Nos. 130 and 131 northwardly 346.0 feet to the point of beginning.

Being the same property conveyed to Porter Wagoner, unmarried by deed from Oleda Miller Rudy and husband, Robert Lundquist dated February 4, 1994, of record in Book 9244, Page 87 and to Richard Wayne Wagoner by Last Will and Testament of Porter Wagoner in Instrument No. 200906020050598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including sewer easement in Book 8105, Page 280 and Book 8105, Page 212, and Book 8403, Page 519; easements, covenants conditions, Register's Office for Davidson County, Tennessee.

The said Richard W. Wagoner died April 29, 2019, and the above described tracts were devised to Debra Jean Loy and Denis Mayree Wagoner, under his Last Will and Testament, of record in the Probate Clerk's Office for Davidson County, Tennessee, Docket No. 19P1008.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **2731 & 2733 Pennington Bend Rd. Nashville, TN 37214.**

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. 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 28th day of October, 2019.

Denise M. Wagoner

Debra W. Loy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Denise M. Wagoner and Debra W. Loy, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2019.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $750,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of October, 2019.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020