NEW OWNER:
SETH A. DEATON
4068 PORT CLEBURNE LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1658

Map & Parcel
09801001500

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 318841 **DEEDWARR**
11/25/2019 10:04:33 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20191125-0121339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AARON K. WAGNER, unmarried and REBEKAH J. WAGNER, unmarried,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SETH A. DEATON, an unmarried man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 59 on the Plan of Section One, Lake Park, as shown on the plat of the same of record in Plat Book 4175, Page 135, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to AARON K. WAGNER and REBEKAH J. WAGNER, huband and wife by Warranty Deed from David G. Sequerth and Nora B. Sequerth, husband and wife, dated July 7, 2017, and of record in Instrument No. 20170714-0071226, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **4068 PORT CLEBURNE LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4175, Page 135, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 21st day of November, 2019.

REBEKAH J. WAGNER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **REBEKAH J. WAGNER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

AARON K. WAGNER

STATE OF FLORIDA

COUNTY OF Orange

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AARON K. WAGNER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2019.

NOTARY PUBLIC

My commission expires: July 24, 2022

NATASIA HORTON NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires July 24, 2022 No. GG 241434

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The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

AFFIANT

Sworn to and subscribed to before me this 21st day of November, 2019.

NOTARY PUBLIC

My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY