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 $305,000.00.

Affiant

Subscribed and sworn before me this the 15th day of September, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 477363 **DEEDWARR**
09/17/2020 09:57:26 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200917-0106430

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rachael C. Freeman	CMG Mortgage, Inc. dba CMG Financial	181-03-0A 160.00
7260 Santeelah Way	3160 Crow Canyon Road, Ste 400	
Nashville, TN 37013	San Ramon, CA 94583	

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, **HAROLD WAGNER, a single man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RACHAEL C. FREEMAN, unmarried, AND SCOTT R. BERNSTEIN, unmarried, as tenants in common with rights of survivorship,** 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 Lot No. 160, on the Plan of Section Five, Indian Creek Estates, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Harold Wagner, a single man, by deed from Matthew R. Welsh and spouse, Angela M. Welsh, dated 03/13/2009, of record in Instrument No. 20090318-0024457, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7260 Santeelah Way, Nashville, TN 37013.

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 15th day of September, 2020.

Harold Wagner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Harold Wagner,** 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 15th day of September, 2020.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY