BANKERS TITLE & ESCROW CORP
5107 MAPLEVILLE WAY, SUITE 115
NOOD TN 37027

PREPARED BY:
RETURNED TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

WARRANTY DEED

Karen Johnson Davidson County
Batch# 774782 DEEDWARR
12/16/2021 10:07:59 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20211216-0166239

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

File #21-1006-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Wagner and Wendy Wiemers	New Owner	
(NAME)	(NAME)	**105-01-0X-002.00-CO**
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGAN M. MCCREA AND RICHARD P. MCCREA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN WAGNER AND WENDY WIEMERS, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1006, on the Plan of 1004-1006 Southside Place, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1004-1006 Southside Place, of record in Instrument No. 20160223-0017181, and Amended in Instrument No. 20160226-0018242, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Megan M. McCrea and Richard P. McCrea, wife and husband by Warranty deed from Cates Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170421-0039264 Register's Office for Davidson County, Tennessee, dated April 12, 2017 and recorded on April 21, 2017.

This conveyance is subject to:
* Taxes for the year 2021 subsequent years.
* Plan of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 4575, Page 964, in the Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20160223-0017181, Amended in Instrument No. 20160226-0018242, Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 20160226-0018444 and recorded in Instrument No. 20170322-0027988, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1006 Southside Place, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th day of December, 2021.

Megan M. McCrea

Richard P. McCrea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2021, before me personally appeared Megan M. McCrea, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2021, before me personally appeared Richard P. McCrea, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204