File No. 144115

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140044674 DEEDWARR
Recvd: 06/24/14 13:35 2 pgs
Fees:13.00 Taxes:505.05
20140624-0055020

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Patrick Simon, Jr.	CMG Mortgage	033-06-0-026.00
(NAME)	(NAME)	
920 Weeping Willow Way	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	San Ramon CA 94583	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MATTHEW D. HAGEWOOD AND WIFE, DANIELLE M. HAGEWOOD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN PATRICK SIMON, JR. AND CASSANDRA CASPERSON SIMON**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5, First Revision, Willow Village, as shown on plat of record in Instrument No. 200007060067000, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Matthew D. Hagewood and wife, Danielle M. Hagewood, tenants by the entirety, by Quitclaim Deed from Danielle M. Letson, n/k/a Danielle M. Hagewood, dated August 23, 2010 and recorded August 30, 2010 in Instrument No. 20100830-0068202, in the Register's Office of Davidson County, Tennessee

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 920 Weeping Willow Way, Goodlettsville, Tennessee 37072

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 20th day of June, 2014.

Matthew D. Hagewood

Danielle M. Hagewood

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named MATTHEW D. HAGEWOOD AND DANIELLE M. HAGEWOOD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of June, 2014.

Commission expires: 03/26/2017

Notary Public

DOLLY PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER