RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22403

WARRANTY DEED

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Rachel Kate Hagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick T. Hagan	NEW OWNER	155-15-0 028.00
(NAME)	(NAME)	
8362 Greenvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140073914 DEEDWARR
Recvd: 10/01/14 14:27 2 pgs
Fees:13.00 Taxes:1369.00
20141001-0090678

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, we, **Bernard L. McGehee and wife, Billie Gail McGehee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Patrick T. Hagan and Rachel Kate Hagan**, hereinafter called the GRANTEE(S), their heirs and/or 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. 47, on the plan of Section II, Natchez Trace Estates, as shown on plat of record in Plan Book 4675, page 54, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bernard L. McGehee and wife, Billie Gail McGehee by Warranty Deed dated October 30, 1979 from Michael Ray Petracek and wife, Constance Elizabeth Petracek of record in Book 5523, Page 538, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plan Book 4675, Page 54, said Register's Office.
Restrictive Covenants of record in Book 5196, Page 471, said Register's Office.
Agreement for Dedication of Easement for Sewer Line of record in Book 7542, Page 266, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8362 Greenvale Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 25th day of September, 2014.

Bernard L. McGehee

Billie Gail McGehee

State of Tennessee
County of Williamson

Personally appeared before me Bernard L. McGehee and Billie Gail McGehee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2014.

Notary Public
My Commission Expires: 11/15/17

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Brentwood, TN 37027

