| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,500.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS January 12, 2015.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 10/18/2016<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans: T20150003299 DEEDWARR
Recvd: 01/14/15 09:21 2 pgs
Fees: 13.00 Taxes: 1936.95
20150114-0003818

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #14-0592

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patrick Howell and Rachel Howell | NEW OWNER ~~TBD~~ | 091 15 0 272.00 |
| (NAME)<br>4902 Elkins Ave | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Damien Michael Hagedorn and Meghan A. Hagedorn, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Howell and Rachel Howell, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

James L.

BEING a part of a parcel of land in Charlotte Park Company's Subdivision of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Elkins, formerly 2nd Avenue, 50.0 feet west of the westerly margin of 49th Avenue, North; thence westerly with the northerly margin of Elkins Avenue, 50.0 feet to a point; thence northerly and parallel with 49th Avenue, North, 150.0 feet to the south side of an alley; thence easterly with the margin of said alley, 50.0 feet to a point; thence southerly 150.0 feet to the point of beginning.

Being the same property conveyed to Damien Michael Hagedorn and Meghan A. Hagedorn, husband and wife, by Warranty Deed from Bret D. Haines and wife, Leslie G. Haines recorded December 2, 2009 in Instrument Number 20091202-0110381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 4902 Elkins Ave, Nashville, TN 37209
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **January, 2015.**

Damien Michael Hagedorn

Meghan A. Hagedorn

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Damien Michael Hagedorn and Meghan A. Hagedorn,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **12th** day of **January, 2015.**

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/4/15