WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $268,500.00.

Affiant

Subscribed and sworn to me on June 13th, 2016.

NOTARY PUBLIC

My Commission Expires: 5-5-20

Davidson County DEEDWARR
Recvd: 06/13/16 15:21 3 pgs
Fees:18.00 Taxes:993.45
20160613-0059774

RACHEL BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Megan A. Johnson 2804 Fortland Drive Nashville, TN 37206	NEW OWNER	083-15-015.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Melissa H. Ericson and Michael R. Hassell, Heirs/devisees of William Haralson Hassell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Megan A. Johnson, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 282, FORTLAND PARK, SECTION THREE, as shown on plat of record in Plat Book 2900, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to William H. Hassell and wife, Bessie J. Hassell by Warranty Deed from Village Builders, Inc., recorded on the 25th day of April, 1966 in Deed Book 4009, Page 616, in the Register's Office of Davidson County, Tennessee. The said Bessie J. Hassell predeceased William H. Hassell, leaving him as the surviving tenant by the entirety. The said William H. Hassell died February 4, 2016. Under his will of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division (under Docket No. 16P621), he devised all of his real property to Melissa H. Ericson and Michael R. Hassell.
>
> This is improved property known as 2804 Fortland Drive, Nashville, TN 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on June 13th, 2016.

Heirs/devisees of William Haralson Hassell

Melissa H. Ericson

Michael R. Hassell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 13th, 2016, before me personally appeared Melissa H. Ericson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th of June, 2016.

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 13th, 2016, before me personally appeared Michael R. Hassell to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th of June, 2016.

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2017

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 11-6-2017