WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073886 DEEDWARR
Recvd: 08/24/16 11:12 2 pgs
Fees:13.00 Taxes:1813.00
20160824-0088571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-8-17
(AFFIX SEAL)

KENNETH M. BALEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SunTrust Mortgage, Inc	MAP-PARCEL NO(S).
Alexandra E. Kovach		118 02 0 038.00
(NAME)	(NAME) 901 Semmes Ave.	
2312 Cisco Street		
(ADDRESS)	(ADDRESS) Richmond, VA 23224	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ninety Thousand And No/100 Dollars ($490,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jonathan Hager and Natalie Hager, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandra E. Kovach, a single woman**, 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:

Land in Davidson County, Tennessee, being Lot 13, DAVID LIPSCOMB, as shown on plat of record in Plat Book 547, Page 145, 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 Jonathan Hager and Natalie Hager, Husband and Wife by Warranty Deed from Lawrence R. Carpenter and Selena Carpenter, Husband and Wife dated June 3, 2013 and recorded June 5, 2013 as Instrument No. 201306050057247, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2312 Cisco Street, Nashville, TN 37204

File Number: GRN-164616SSO

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, has 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.

Witness our hands this 22ND day of AUGUST, 2016

Jonathan Hager

Natalie Hager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jonathan Hager and Natalie Hager, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2016.

Notary Public

My Commission Expires: 1/6/20

(SEAL)

LAURA WEHBY MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-164616SSO