WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20170034256 DEEDWARR
Recvd: 04/24/17 11:15 2 pgs
Fees:13.00 Taxes:651.20
20170424-0039873

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$176,000.00.**

Alexis M. Cantrell
Affiant

Subscribed and sworn to before me this 21 day of APRIL, 20__.

Georgette R Kennedy
Notary Public
My Commission expires: 03-08-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan M. Hargrove	Navy Federal Credit Union	162-07-0-112.00
116 Robert Yoest Drive	820 Follin Lane	
Anitoch, TN 37013	Vienna, VA 22180	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lincoln Capital Group**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan M. Hargrove and Jennifer G. Hargrove, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 61 on the plan of Bess Estates, Section 2, of record in Book 4675, page 5, as amended in Book 4935, page 289, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lincoln Capital Group, from Rickie L. Minatra, by deed on February 10, 2017, of record in Instrument Number 20170215-0015669, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4675, page 4, as amended in Book 4935, page 289, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4679, page 64; and Book 4868, page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as: **116 Robert Yoest Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 21, 2017.

Lincoln Capital Group

By Brandon Eley, authorized agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21stday of April, 2017, before me, appeared Brandon Eley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Autorized Agent of Lincoln Capital Group, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Brandon Eley acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

