BILL GARRETT, Davidson County
Trans:T20170039261 DEEDWARR
Recvd: 05/09/17 09:08 2 pgs
Fees:13.00 Taxes:510.60
20170509-0045778

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0366HV

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2017.

Notary Public
Commission Expires: 7-30-17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Pearson 605 Idlewild Ave. Madison, TN 37115	NEW OWNER	052-01-0-127.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Angela Marie Gagen and husband, Robert Gagen

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Pearson

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 No. 5, on the plan of Block "F", Crittenden Estates Subdivision, as shown by plat of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 55 feet on the easterly side of Idlewild Avenue and runs back 139.5 feet on the northerly line and 139.6 feet on the southerly line to a dead line measuring 55 feet thereon.

BEING the same property conveyed to Angela Marie Gagen, a married woman, by Warranty Deed from Kenneth Wayne Hackney, Sr. and Linda Darline Hackney, dated 10/8/08 and recorded 10/13/08 in Instrument No. 20081013-0102953, Register's Office for Davidson County, Tennessee.

The said Robert Gagen joins in the execution of this instrument to convey his marital interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 605 Idlewild Ave., Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of May, 2017.

Angela Marie Gagen

Angela Marie Gagen

Robert Gagen

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela Marie Gagen and husband, Robert Gagen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

