Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Jean W. Hagaman
Affiant

Subscribed and sworn to before me, this 15 day of May 2017.

Notary Public
My commission expires: 10.12.19

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/16/17 11:54 3 pgs
Fees:18.00 Taxes:1369.00
20170516-0048499

Address of New Owner:	Send Tax Bills to:	Tax Information
Jean W. Hagaman 3133 Brookview Forest Dr. Nashville TN 37211	NEW OWNER	180 04 0B 147.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Paul T. Mirus Jr. and wife Rita L. Mirus hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jean W. Hagaman* hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

* A SINGLE WOMAN

Being Lot No. 58 on the Final Plat of Brookview Forest Phase V, of record in Instrument No. 20090309-0021109, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rita L. Mirus and Paul T. Mirus, Jr. by deed dated January 25, 2011, from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20110128-0007725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Brookview Forest Phase V of record in Plat Book 421 Page 146 and Instrument No. 20090309-0021109, Register's Office for Davidson County, Tennessee. 3) Easement of record in Deed Book 8404 Page 676. 4) Stormwater Detention Agreement of record in Instrument No. 20060104-0001198. 5) Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20070323-0035374. 6) Covenants, conditions, restrictions

reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030829-0125803 and amended in Instrument No. 20050505-0050962 and in any allied instruments(s) referred to in said restrictions. 7) Charter for Brookview Forest of record in Instrument No. 20030918-0138293.

This property is improved property known as 3133 Brookview Forest Dr., Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 15th day of May, 2017.

Paul T. Mirus Jr., by Angela Marie Ball his atty-in-fact
Paul T. Mirus Jr., by Angela Marie Ball
His Attorney-in-fact

Rita L. Mirus, by Angela Marie Ball her atty-in-fact
Rita L. Mirus, by Angela Marie Ball
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of May, 2017 before me personally appeared Angela Marie Ball to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul T. Mirus Jr. and Rita L. Mirus acknowledged that such person executed the same as the free act and deed of Paul T. Mirus Jr. and Rita L. Mirus.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09937

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

