Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1596

STATE OF TENNESSEE
COUNTY OF _____

Bill Garrett Davidson County
Batch# 9912 DEEDWARR
10/10/2017 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,627.63
20171010-0103636

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
This 4th day of October, 2017

Notary Public
Commission Expires: 9/10/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy M. Westergard 1017 McMahan Ave Nashville, TN 37216	NEW OWNER(S)	061-11-0-079.00

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,
Ben Hyman and Emily Hyman, husband and wife
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Timothy Michael Westergard and Katherine Herndon Westergard, husband and wife
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 the Easterly 60 feet of Lot No. 22 and the Westerly 25 feet of Lot No. 23 on the Plan of Plat of I.C. McMahan's Subdivision, of part of the Maplewood Lands of record in Plat Book 547, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots Nos. 22 and 23 front together 85 feet on the Northerly side of McMahan Avenue and run back between parallel lines 296 feet to a dead line.

Being the same property conveyed to William Joseph Cedzich, unmarried by Warranty Deed from Robert N. Moore Jr, unmarried of record in Instrument No. 20121002-0089568, Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on October 2, 2012.

Being the same property conveyed to Ben Hyman and Emily Hyman, husband and wife by Warranty Deed from William Joseph Cedzich, unmarried of record in Instrument No. 20160714-0072167, Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 14, 2016.

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: 1017 McMahan Ave, Nashville, TN 37216.

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 4th day of October, 2017.

Emily Hyman

Emily Hyman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Emily Hyman
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.

Witness my hand and official seal at Scout Properties, Nashville, Tennessee this 4th day of October, 2017.

Carmen N. Klapper

Notary Public
My Commission Expires: 11/3/20

CARMEN N. KLAPPER
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF DAVIDSON

This is improved property known as: 1017 McMahan Ave, Nashville, TN 37216.

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 6th day of October, 2017.

Ben Hyman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Ben Hyman
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.

Witness my hand and official seal at Nashville, Tennessee this 6th day of October, 2017.

Notary Public
My Commission Expires: 4/10/18

SUSAN L. HOERICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Notary Seal

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, William S. Corley, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY