RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Bill Garrett Davidson County
Batch# 14146 DEEDWARR
10/16/2017 02:15:23 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00

20171016-0105939

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,600,000.00.

Affiant

Subscribed and sworn to me on October 13, 2017.

NOTARY PUBLIC

My Commission Expires:

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/05/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30816CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Ross Jagar and Elizabeth Weston Jagar 962 Greerland Dr Nashville, TN 37204	SAME ADDRESS AS NEW OWNER	132-01-0-101.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles F. Daniel, Jr., a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John Ross Jagar and Elizabeth Weston Jagar, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 962 Greerland Partners, LLC, a Tennessee limited liability company by Warranty deed from Thomas W. Gilman and wife, Geniese G. Gilman of record in Instrument No. 20150615-0056583 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 15, 2015. Further, being the same property conveyed to Charles F. Daniel, Jr. by Quitclaim Deed from 962 Greerland Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20160613-0059589 Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 13, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been assumed by the prorated by the parties and paid by the Grantor; 2018 and subsequent taxes are assumed by the Grantee
2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 98 and 99, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 962 Greerland Dr, Nashville, TN 37204.

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 GRANTOR does covenant with the said GRANTEES that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

The subject property is not now nor has it ever been the primary residence of the Grantor.

WITNESS my hand this 13th day of October, 2017.

Charles F. Daniel, Jr. by Beau Daniel, his attorney in fact

Charles F. Daniel, Jr. by Beau Daniel,
His Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beau Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Charles F. Daniel, Jr., as his Attorney in Fact, as the free act and deed of the within named Charles F. Daniel, Jr..

Witness my hand, at office, this 13th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: _____

