NEW OWNER:

Richard Hague
Lindsay Hague
2403 B Middle Street
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0618 RD

Parcel 081-03-0-V-002.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 20915 **DEEDWARR**
11/01/2017 01:51:29 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20171101-0112126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BERTON LEE GILLIAM, a married man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RICHARD HAGUE AND LINDSAY HAGUE, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2403B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2403 Middle Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160929-0102929 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Berton Lee Gilliam, an unmarried man by Warranty deed from L.A.N.D. Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160620-0062640 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of the grantor.

Being improved property also known as 2403 B Middle Street Nashville, TN 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **October, 2017.**

BERTON LEE GILLIAM

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BERTON LEE GILLIAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of **October, 2017.**

My commission expires: 9-8-2020

BRITTANY T. DU... NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00 .

K Walters

AFFIANT

Sworn to and subscribed to before me this 27 day of **October, 2017.**

Tabatha Edwards

NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206