Bill Garrett Davidson County
Batch# 22127 DEEDWARR
11/03/2017 02:47:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20171103-0113278

WARRANTY DEED

NIKKI NAMALI
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin Hagewood	Highlands Residential Mortgage	06108017400
(NAME)	(NAME)	
1223 Kenwood Drive	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Ray Harvill Hagewood and Susan Hagewood, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Hagewood, 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. 21 on the plan of Section No. 2, Block "E", Jackson Park, of record in Plat Book 843, page 21 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more compete description of the property.

Said Lot No. 21 fronts 100 feet on the northerly side of Kenwood Drive and runs back 228 feet, 10 inches on the easterly line and 205 feet on the westerly line to a dead line, measuring 66 feet thereon.

Being the same property conveyed to Ray Harvill Hagewood and wife, Susan D. Hagewood by Warranty Deed on 10/18/1013 from Betty Braden Reid, Anne Nickens, Robert R. Sanford, Jr and Mark Scott Sanford and filed for record on 10/22/2013 in Instrument No. 20131022-0110092 in the Register's Office for Davidson County, Tennessee.

Property address is known as 1223 Kenwood Drive and also 1215 Kenwood Drive, Nashvillle, Tennessee 37216

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	1223 Kenwood Drive Nashville TN 37216				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 do 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 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 our hands 10/31/17.

Ray Harvill Hagewood

Susan Hagewood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ray Harvill Hagewood Susan Hagewood with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/31/17.

Notary Public

My Commission Expires: _____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

True Copy Certification

I Dellana Lawhorn do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19