**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 171013680**

Bill Garrett Davidson County
Batch# 22314 DEEDWARR
11/06/2017 10:04:22 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20171106-0113561

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $505,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Sharon P. Hagan and Joseph Patterson Hagan<br>1211 LILLIAN ST<br>Nashville TN 37206-2930 | New Owner | Tax Parcel ID No.<br>08313011000 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Grant Carr and Kayla Carr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharon P. Hagan and Joseph Patterson Hagan,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Subdivision of Lot 104, Plan of East Edgefield, of record in Instrument No. 20110210-0011664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Warranty Deed from Michael E. Burke, an single man to Christopher Grant Carr, as recorded on the 15th day of May, 2014 in Instrument No. 20140515-0041860 and Quitclaim Deed from Christopher Grant Carr to Christopher Grant Carr and Kayla Carr, husband and wife, as recorded on the 1st day of July, 2015 in Instrument No. 20150701-0063851, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOT 104, PLAN OF EAST EDGEFIELD, as recorded in Insrument No. 20110210-0011664 and Plat Book 21, Page 147.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 8808, Page 845.

This is improved property located at 1211 LILLIAN ST Nashville TN 37206-2930

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of October, 2017.

Christopher Grant Carr

Kayla Carr

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Grant Carr and Kayla Carr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018