This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1015

Bill Garrett Davidson County
Batch# 25781 DEEDWARR
11/15/2017 10:43:40 AM 2 pgs
Fees: $13.00 Taxes: $1,174.75

20171115-0117353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 317,500.00

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2017

Notary Public
My Commission Expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew J. Hagerty Chasity M. McMillan 837 Russleo Drive Nashville, TN 37209	New Owner	102-8-40.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Laura S. Shiver, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew J. Hagerty, and Chasity M. McMillan, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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. 35 on the Plan of Horton Heights, Section 4, of record in Book 1835, page 129, 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 to Laura S. Shiver by Quitclaim Deed from Laura Suzanne Hudson, dated March 2, 2005, recorded April 18, 2005, of record in Instrument No. 20050418-0042749, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Laura Suzanne Hudson by Quitclaim Deed from Marion Hudson, Jr., dated February 4, 2002, recorded March 15, 2002, of record in Instrument No. 20020315-0033178, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Marion Hudson, Jr. and wife, Laura Suzanne Hudson by Warranty Deed from Gregory C. Link and wife, Christy C. Link, dated July 26, 1999, recorded July 28, 1999, of record in Book 11592, page 220, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved property located at: **837 Russleo Drive, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 9th day of November, 2017.

GRANTOR:

Laura S. Shiver

Laura S. Shiver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura S. Shiver, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of November, 2017.

J.M.

Notary Public
My Commission expires:

