WARRANTY DEED

Bill Garrett Davidson County
Batch# 49164 DEEDWARR
01/19/2018 10:09:57 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180119-0005709

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

FL#12796

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmie Ingram III Laura Ingram	NEW OWNER	07208017600
(NAME)	(NAME)	
2331 Fernwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victor Hazelwood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jimmie Ingram III and Laura Ingram,** hereinafter called the GRANTEES, 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. 230 on the Plan of Dalewood, Section Three, of record in Book 1835, Page 20, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victor Hazelwood from Jacqueline Crum by Warranty Deed of record in Instrument No. 20170109-0002472, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2331 Fernwood 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 my/our hands this 12th day of January, 2018.

Victor Hazelwood

State of Tennessee
County of Williamson

Personally appeared before me Victor Hazelwood, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of January, 2018.

Notary Public
My Commission Expires: _____

File No.: 12796

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