Bill Garrett Davidson County
Batch# 54166 DEEDWARR
02/02/2018 10:46:43 AM 2 pgs
Fees: $13.00 Taxes: $638.25

20180202-0010812

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Williamson |
|---|---|
| Bankers Title & Escrow, Corp.<br>2 Cadillac Drive<br>Brentwood, Tennessee 37027<br>P17-8638-PILK | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January 2018<br>Notary Public<br>MY COMMISSION EXPIRES: 6-22-2021<br>(AFFIX SEAL) |

GINGER BONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-22-2021

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip W. Kinzer, Sr. | Same As New Owner | MAP 033-04-0A-022.00 |
| 22 Rolling Meadows Drive | | PARCEL 033-04-0A-022.00-CO |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ginny Hagewood Davis and and Lesa Hagewood Collins, as Joint Tenants with Right of Survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip W. Kinzer, Sr. and wife, Julia Diane Kinzer**

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 Unit No. 22 on the Plan of Rolling Meadows-Phase 1-Section One of record in Plat Book 6250, Page 504, 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 the same property conveyed to William D. Hagewood and wife, Kelma J. Hagewood by Warranty deed from Corson Development, Inc. of record in Book 6613, page 311, Register's Office for Davidson County, Tennessee, dated July 18, 1985 and recorded on July 24, 1985.

Kelma J. Hagewood having since died.

Being the same property conveyed to William D. Hagewood, Ginny Hagewood Davis and Lesa Hagewood Collins, as joint tenants with right of survivorship by Quitclaim deed from William D. Hagewood of record in Instrument No. 20080424-0041723 Register's Office for Davidson County, Tennessee, dated April 22, 2008 and recorded on April 24, 2008

William D. Hagewood having since died.

Being also known as 22 Rolling Meadows Drive Goodlettsville, Tennessee 37072.

Subject property has never been a primary or marital residence of the herein named Grantors or their spouses.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **22 Rolling Meadows Drive, Goodlettsville, TN 37072.**

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 this the 31st day of January, 2018.

Ginny Hagewood Davis

Ginny Hagewood Davis

Lesa Hagewood Collins

Lesa Hagewood Collins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ginny Hagewood Davis** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2018.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lesa Hagewood Collins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2018.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public