WARRANTY DEED

Bill Garrett Davidson County
Batch# 74447 DEEDWARR
03/28/2018 02:06:26 PM 2 pgs
Fees: $13.00 Taxes: $1,030.45

20180328-0029078

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 10-12-2019

(AFFIX SEAL) NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary Messier Megan Hoef	New Owners	83-5-23.01
(NAME)	(NAME)	
1008 Seymour Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Rachel W. Hester, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MEGAN HOEF AND ZACHARY MESSIER, WIFE AND HUSBAND,** 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 the west 50 feet of the north 150 feet of Lot No. 57 on the Plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 23, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Seymour Avenue and runs back between parallel lines, 150 feet to the north margin of an alley, which was established and shown on the Plan of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel W. Hester, unmarried by deed from Thomas J. Hester, unmarried, dated 6-26-97 of record in Record Book 10506, Page 533, Register's Office for said County.

This is improved ☑ property, known as 1008 Seymour Avenue, Nashville, TN 37206
(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 hand this 20th day of March, 2018.

Rachel W. Hester

Rachel W. Hester

State of Tennessee
County of Davidson

Personally appeared before me Rachel W. Hester, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand ~~and~~ seal this 20th day of March, 2018.

Judy Reed

Notary Public
My Commission Expires: 11-20-21

File No.: 1144

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY