THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315238** Bill Garrett Davidson County Batch# 76353 DEEDWARR 04/04/2018 02:28:36 PM 2 pgs Fees: $13.00 Taxes: $2,179.30 20180404-0031744	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $589,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pamela Jane Wilkie 1704 ASHWOOD AVENUE Nashville TN 37212-5110	New Owner	Tax Parcel ID No. 104-16-099.00

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, **David S. Hagy and Suzanne H. Hagy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Jane Wilkie**, ("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 the Easterly part of Lot No. 148 on the Plan of Belmont Land Company's Subdivision called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Easterly part of Lot No. 148 fronts 50.0 feet on the Northerly margin of Ashwood Avenue and runs back between parallel lines, measuring 175.0 feet on each line to a dead line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Suzanne Hobbs Werthan, by deed from Ambrose W. J. Clay and wife, Minnie L. Clay, of record as Instrument No. 20051114-0137373, dated November 10, 2005, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Suzanne Hobbs Werthan, now known as Suzanne H. Hagy to David S. Hagy and wife, Suzanne H. Hagy, as recorded on the 31st day of August, 2010 in Instrument No. 20100831-0068979 and Warranty Deed from Ambrose W.J. Clay and wife, Minnie L. Clay to Suzanne Hobbs Werthan, as recorded on the 14th day of November, 2005 in Instrument No. 2005114-0137373, 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 BELMONT LAND COMPANY'S SUBDIVISION CALLED BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34.

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

This is improved property located at 1704 ASHWOOD AVENUE Nashville TN 37212-5110

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 2nd day of April, 2018.

David S. Hagy

Suzanne H. Hagy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David S. Hagy and Suzanne H. Hagy, 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 2nd day of April, 2018.

Notary Public

My Commission Expires:

