THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Jason Hoffman and Christina Teeple
P.O. Box 629
Old Hickory, TN 37138

Send Tax Bills To:
SAME

Map & Parcel Nos.:
042-15-0-111.00

Bill Garrett Davidson County
Batch# 84711 DEEDWARRSP
04/26/2018 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20180426-0039154

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Nell Rager, Trustee of the Rager Family Trust, dated May 14, 1996.** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Jason Hoffman and Christina Teeple, as joint tenants with right of survivorship** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 45 on the Map of Blair Heights, Section III, of record in Book 2133, page 104, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Bobby Rager, Trustee, Rager Family Trust dated May 14, 1996, by deed from Sherri Stotts, Trustee, on December 30, 2007, of record in Instrument Number 20071231-0149412, Register's Office for Davidson County, Tennessee. Bobby Rager having since died appointing Mary Nell Rager as Trustee of Rager Family Trust as per the Trust Agreement of Rager Family Trust dated May 14, 1996.

This is improved property known as: **204 Beverly Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that she is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, including all matters shown on the Map of Blair Heights, Section Three of record in Book 2133, page 104, and the Easement of record in Book 5644, page 705, said Register's Office, and **2018** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons claiming by or through Grantor, but not otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **25th** day of **April, 2018.**

GRANTOR:

Rager Family Trust, dated May 14, 1996

Mary Nell Rager trustee
By Mary Nell Rager, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of April, 2018, before me, the undersigned, personally appeared **Mary Nell Rager, as Trustee**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$225,000.00**.

_____
AFFIANT

Subscribed and sworn to before me, this **25th** day of **April, 2018**.

_____
NOTARY PUBLIC

My Commission Expires:
7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered** for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY, TENN.