Bill Garrett Davidson County
Batch# 94451 DEEDWARR
05/18/2018 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.53
20180518-0047971

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. RW0004037

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda Morrissey and John V. Morrissey	NEW OWNER	083-02-0-188.00
(NAME)	(NAME)	
1608 Douglas Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(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, I, **Timothy W Hegeman and Whitney Snow Hegeman, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melinda Morrissey and John V. Morrissey, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 105 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21 - 26 Brownsville Addition of record in Plat Book 332, Page 91, 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 Timothy W. Hegeman and Whitney Snow Hegeman, husband and wife by Warranty deed from Garafola Properties, LLC of record in Instrument No. 20150806-0078380 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 06, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved o
This is improved ý property, known as 1608 Douglas Ave, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 16th day of May, 2018.

Timothy W. Hegeman

Whitney Snow Hegeman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy W. Hegeman and Whitney Snow Hegeman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of May, 2018.

LESLIE CARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

