THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-18-633

Bill Garrett Davidson County
Batch# 98249 DEEDWARR
05/30/2018 01:40:22 PM 2 pgs
Fees: $13.00 Taxes: $1,034.15

20180530-0051520

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeremy Hagan 633 Huntington Pkwy Nashville, TN 37211	new owners	161-10-0-029.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL MEAD and wife, PATRICIA MEAD**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **WILLIAM JEREMY HAGAN, a single man and ASHLEY SEXTON, a single woman**, as Tenants in Common with Rights of Survivorship, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Section One, Huntington Park, as of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Mead and wife, Patricia Mead, by Warranty Deed, from Eugene K. Evenson and wife, Marie D. Evenson, of record on June 6, 1997, at Book 10483, Page 575, Davidson County Register of Deeds.

This property is commonly known as **633 Huntington Pkwy, Nashville, TN 37211**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 25 day of **May, 2018**:

Michael Mead

Patricia Mead

Patricia Mead

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 **MICHAEL MEAD AND PATRICIA MEAD**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of May, 2018:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $279,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF MAY, 2018:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON