Bill Garrett Davidson County
Batch# 112847 DEEDWARR
07/05/2018 02:10:30 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180705-0065222

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.**

Affiant

Subscribed and sworn to before me, this the 29 day of June, 2018.

Notary Public

My commission expires: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DENNY SIMON AND CRYSTAL SHALLOW	**NEW OWNER**	**128-10-0-034.00**
620 Hicks Rd		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
AGNES R. BAGSIC AND FERDINAND C. BAGSIC, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DENNY SIMON, A MARRIED MAN AND CRYSTAL SHALLOW, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled the Plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AGNES R. BAGSIC AND FERDINAND C. BAGSIC, WIFE AND HUSBAND, by deed from DEBORAH E. GLASGOW, ADMINISTRATRIX OF THE ESTATE OF BRADLEY ADAM GLASGOW, JOINED BY DEBORAH E. GLASGOW AS CUSTODIAN AND GUARDIAN OF DREW THOMAS GLASGOW AND GABRIELLE NICOLE GLASGOW, of record in Instrument No. 20130131-0010320, dated January 25, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 620 Hicks Road, Nashville, TN 37206.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 29th day of June, 2018.

AGNES R. BAGSIC

FERDINAND C. BAGSIC

State of Tennessee)
County of Davidson)

On this 29th day of June 2018, before me personally appeared, **AGNES R. BAGSIC AND FERDINAND C. BAGSIC, WIFE AND HUSBAND** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

