Bill Garrett Davidson County
Batch# 123423 DEEDWARRSP
08/01/2018 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,251.90
20180801-0075175

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2018-083

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Scott Gregory Hoagland	(NAME) Same as new owner	Map & Parcel 14211008.00
(STREET ADDRESS) 7162 Willow Creek Drive	(STREET ADDRESS)	
(CITY) (STATE) Nashville TN 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Betty Carter Matthews and Carole C. Carter, Co-Personal Representatives of the Estate of Dolores H. Carter,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said**, Scott Gregory Hoagland and wife, Amalia Hoagland,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Valley West, Section Two, as of record in Book 3600, page 86, Register's Office, Davidson County, Tennessee. Said Lot No. 60 fronts 115.40 feet on the northwesterly side of Willow Creek Drive and extends back 171.8 feet on the northeasterly line and 186.11 feet on the southwesterly line to a dead line in the rear measuring 137.49 feet thereon.

Being the same property conveyed to Frank H. Carter and wife, Dolores H. Carter by deed of record in Book 5216, page 145, Register's Office, Davidson County, Tennessee. The said Frank H. Carter and Dolores H. Carter having since died, he having predeceased her, and she having died testate devising the herein described property to Betty Carter Matthews and Carole C. Carter, Co-Trustees of the Patricia Lanier Carter Trust u/w/o Dolores H. Carter, Betty Carter Matthews, Carole C. Carter, Frank H. Carter Jr., and Priscilla Carter Fizer. Betty Carter Mathews and Carole C. Carter were appointed Co-Personal Representatives of the Estate of Dolores H. Carter, Deceased, and the estate, and real property was devised to the personal representatives with full power to sell and convey, under Docket #18P108, Probate Court, Davidson County,, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $338,350.00.

Subscribed and sworn to before me this the 31st day of July, 2018..

Affiant

My commission expires: 2-21-2018

Notary Public

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires October 21, 2018

This is improved property in Davidson County, Tennessee, commonly known as 7164 Willow Creek Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantors covenant that except for the following encumbrances, the property is free from all encumbrances made or suffered by Grantors, and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind itself, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of

any gender shall be applicable to all genders. This deed may be signed in any number of counterparts and signature to any one counterpart shall be deemed signature to all counterparts, which when taken together shall constitute one deed.

Witness my hand this 31st day of July, 2018.

By: Betty Carter Matthews
Betty Carter Matthews,
Co-Personal Representative of the Estate of Dolores H. Carter

By: Carole C Carter
Carole C. Carter,
Co-Personal Representative of the Estate of Dolores H. Carter

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Carter Matthews**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2018.

Kay B Housch
Notary Public
My commission expires: 7/5/2021

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carole C. Carter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2018.

Kay B Housch
Notary Public
My commission expires: 7/5/2021

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ENCUMBRANCES:

1. 2018 subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Valley West, Section Two, of record in Book 3600, page 86, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KAY B. HOUSCH, 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.

Kay B. Housch

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, MARJORIE A. HAINES, a notary public for this county and state, KAY B. HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/21/2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018