Bill Garrett Davidson County
Batch# 133363 DEEDWARR
08/27/2018 08:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20180827-0084369

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$299,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7/8/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 141
Victoria Vogt	Guaranteed Rate	GROUP 050A
1342 Scarcroft Lane	4410 N. Ravenwood Ave	PARCEL 185.00CO
Nashville, Tennessee 37221	Chicago, IL 60640	

For and in 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, we,

Steven G Hewitt and Kayla N Hewitt, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Victoria Vogt, unmarried woman

Hereinafter called the grantees, 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. 185 on the Plan of Avondale Park, Phase 2, Section 38 as shown on the plan of record in Instrument No. 201 10208-001 1099 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven G Hewitt and Kayla N Hewitt, husband and wife by deed from NVR, Ins, a Virginia Corporation T/A Fox Ridge Homes, , of record in Instrument No 20140528-0045774, Register's Office for said County, dated May 22, 2014, and Recorded on May 28, 2014.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1342 Scarcroft Lane, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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 hand and official seal at office this 22nd day of August, 2018.

Steven G Hewitt
Steven G Hewitt 8/21/2018

Kayla N Hewitt
Kayla N Hewitt 8.21.18

STATE OF ~~Tennessee~~ NEVADA
COUNTY OF ~~Davidson~~ CLARK

Personally appeared before me, Steven G Hewitt and Kayla N Hewitt, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~22nd~~ 21 day of August, 2018.

Gregry W. Wood
NOTARY PUBLIC

My Commission Expires: ~~February 25, 2019~~ SEP. 1, 2020

GREGRY W. WOOD
Notary Public - State of Nevada
County of Clark
APPT. NO. 00-64380-1
My App. Expires Sept. 1, 2020

PLEASE RETURN TO:
Nashville Title LLC
1616 Westgate Circle
Suite 214
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

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