Karen Y Johnson Davidson County
Batch# 137175 DEEDWARR
09/05/2018 11:26:32 AM 3 pgs
Fees: $18.00 Taxes: $1,019.35
20180905-0087746

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 806608 422425-001967 Kayla Bocchino	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $275,500.00 Affiant Subscribed and sworn to before me, this the 30th day of August, 2018. Notary Public My commission expires: 9/7/2020 (Affix Seal) KENDALL CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: David Paul Jaeger and Grace Ellen Van Winkle	NAME: New owner
STREET ADDRESS:	STREET ADDRESS:
MAP & PARCEL NO.: 098-02-0-057.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert McMullen and Keu McMullen, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

David Paul Jaeger and Grace Ellen Van Winkle, Husband and Wife as Joint Tenants

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 5217 Roxborough Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 10th day of August, 2018.

X _____
Robert McMullen

X _____
Keu McMullen

State of TN } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert McMullen, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 10th day of August, 2018

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Pamela K Campbell
Notary Public
My commission expires 7/8/21

PAMELA K CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of TN } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Keu McMullen, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 10th day of August, 2018

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Pamela K Campbell
Notary Public
My commission expires 7/8/21

PAMELA K CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Final Subdivision Plan, Phase II-A, Roxborough East, of record in Plat Book 7900, Page 390, 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 Robert McMullen and Keu McMullen, husband and wife by Warranty Deed from Jeff W. Vallett, II and Ashlee S. Vallett F.K.A. Ashlee E. Skeen, husband and wife, of record in Instrument No. 20130919-0098808, Register's Office for Davidson County, Tennessee, dated September 12, 2013 and recorded on September 19, 2013. (Value of consideration shown in aforementioned Deed $190,000.00)