Karen Y Johnson Davidson County
Batch# 147515 DEEDWARR
10/01/2018 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20181001-0097413

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO
Stewart Title Company
[illegible] South, Suite 200
File # 266771-2

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Acosta	New Owner	098-09-0A-046.00
(NAME)	(NAME)	
516 Schooner Cove		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Marcia Hager, a married woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Patricia Acosta, a single woman hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 133, on the plan of Lakeshore Phase 3-B, of record in Plat Book 7900, Page 677, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to G. David Hager and wife, Marcia L. Hager by Warranty Deed from Frank Batson Homes, Inc., dated July 14, 1995 and filed in Book 9738, page 385, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Marcia Lou Hager by Quit Claim Deed dated 08/03/1999 from G. David Hager of record in Book 11629, Page 427, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Grantor.

Subject to: All matters as set forth per Plat at Book 7900, Page 477, said Register's Office; and Declaration of Covenants, Conditions and Restrictions of record in book 7572, Page 669, said Register's Office.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 516 Schooner Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 hands this 28th day of September, 2018..

Marcia Lou Hager, by Linda Corley, her attorney-in-fact
Marcia Lou Hager, by Linda Corley, her attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Linda Corley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Marcia Lou Haver, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument # 201810010097412, Register's Office for Davidson County, Tennessee.

Witness my hand and Official seal this 28th day of September, 2018.

Tracey Trumphour
Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

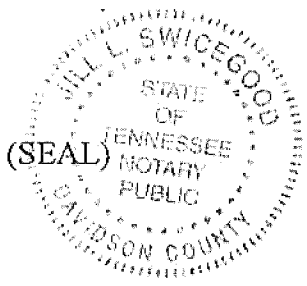
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900