WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169387 DEEDWARR
12/03/2018 10:19:50 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20181203-0117444

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 11/21/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rat to → Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brock D. Short, Jr.	Brock D. Short, Jr.	25-14-18
(NAME)	(NAME)	
6120 Stillmeadow Drive	6120 Stillmeadow Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183252

For and 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, Theresa Louise Cook, married and Theresa Nicole Hager f/k/a Theresa Nicole Bayless, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brock D. Short, Jr.**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 39 on the Plan of Solitude Acres, Section Two, Part Two, as of record in Book 4300, page 138, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No. 39 fronts 163.1 feet on the westerly side of Hasty Drive and extends back 253 feet on the northerly line and 237.71 feet on the southerly line to a dead line measuring 163.8 feet thereon.

BEING the same property conveyed to Theresa Nicole Bayless by Warranty Deed from Theresa Louise Cook and Harriet Cook Merritt, heirs at law of Beulah Theresa Cook dated February 5, 2008 and filed of record in Instrument No. 20080229-0020029, Register's Office for Davidson County, Tennessee. And further conveyed to Theresa Louise Cook and Theresa Nicole Bayless by Quitclaim deed from Theresa Nicole Bayless dated December 23, 2008 and filed of record in Instrument No. 20081230-0123459, said Register's Office.

Theresa Nicole Bayless is now known as Theresa Nicole Hager

The subject property was not the marital residence of Theresa Louise Cook.

Curtis Aaron Hager joins in the execution of this instrument for the purpose of conveying any interest in the property by virtue of his marriage to Theresa Nicole Hager.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4603, page 703, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 202 Hasty Drive, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of November, 2018

Theresa Louise Cook

Theresa Nicole Hager

Curtis Aaron Hager

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Theresa Louise Cook and Theresa Nicole Hager and Curtis Aaron Hager, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of November, 2018.

Notary Public
My Commission Expires: 3-2-2021

