Karen Y Johnson Davidson County
Batch# 174446 DEEDWARR
12/14/2018 02:30:44 PM 2 pgs
Fees: $13.00 Taxes: $699.30
20181214-0121957

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Timothy & Natasha Drisdelle<br>263 McGavock Pike<br>Nashville, TN 37214 | New Owner | 095080-014.00 |

**THIS INDENTURE,** made this 14th day of December, 2018 between

**Robert A. Hailey, a single person**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Natasha Drisdelle and Timothy Drisdelle, wife and husband**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot Number 173, Section 3 on the plan of Eva-Mor Heights Subdivision as shown of record in Book 1835, Page 92, Register's Office of Davidson County, Tennessee. Said Lot 173 fronts 88.0 feet on the easterly margin of McGavock Pike and runs back on the southerly line 173.0 feet and 160.0 feet on the northerly line to a dead line in the rear whereon it measures 89.0 feet.**

**Being the same property conveyed to Robert A. Hailey, a single person by Warranty Deed dated 8/6/80 from Ottie Lanius Vaughn, a widow of record in Book 5634, Page 294, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 263 McGavock Pike, Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

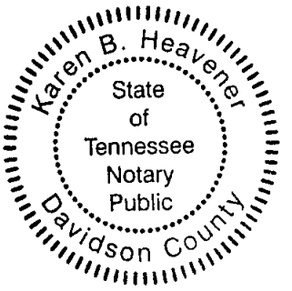
Robert A. Hailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert A. Hailey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 14th day of December, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



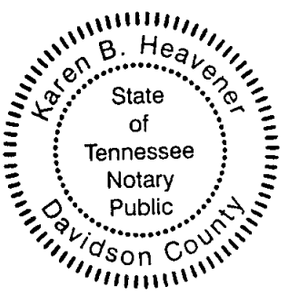

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $189,000.00.

Affiant

Sworn to and subscribed before me, this 14th day of December, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19




Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206