WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181340 DEEDWARR
01/08/2019 08:33:29 AM 2 pgs
Fees: $13.00 Taxes: $825.10

20190108-0001825

File No. TE0004739

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lucas Hagerty	New Owner	070-07-0-0046.00
(NAME)	(NAME)	
1410 Stratton Ave., Apt. A		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Tom Van Olst and Phyllis R. Van Olst, a married couple, as tenants by the entirety,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Lucas Hagerty, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 the westerly 50 feet of Lot No. 28 on the Map of J. S. Spurlock's Lands, not of record, described according to a survey made by Erle Drake, County Surveyor, April 25, 1925, and being further described as follows: BEGINNING in the center of Alice Street at the northwest corner of said property; thence with the center of said street, westerly 50 feet on the corner of Lots No. 27 and 28; thence with the line between said two lots, southerly 240 feet to the Cumberland River; thence easterly 50 feet to a point; then northerly 245 feet to the point of beginning.

Being the same property conveyed to Tom Van Olst and Phyllis R. Van Olst, a married couple, as tenants by the entirety by Quitclaim deed from Tom Van Olst of record in Instrument No. 20161117-0121479 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 17, 2016.

Phyllis R. Van Olst and Phyllis Van Olst are one in the same person.
Thomas Wayne Van Olst and Tom Van Olst are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1022 Alice Street, Nashville, TN 37218

(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 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 this 2nd day of January, 2019.

Tom Van Olst

Phyllis Van Olst by Tom Van Olst, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tom Van Olst, the bargainor(s), with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of January, 2019.

Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Tom Van Olst, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Phyllis Van Olst, and who acknowledged that he executed the same as the free act and deed of the said Phyllis Van Olst, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office.

20190108. 000 1823

Witness my hand and official seal this 2nd day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO: