WARRANTY DEED

Karen Johnson Davidson County
Batch# 195418 DEEDWARR
02/14/2019 10:50:05 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190214-0013851

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $240,000.00.

Affiant

Subscribed and sworn to before me this 5th day of February, 2019.

Notary Public
My Commission expires: June 21, 2022
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Betsy L. Hagewood	New Owner	08612001400
449 Rockwood Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gentian Mjeshtri**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Betsy L. Hagewood, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hermitage Woods, Section 3, of record in Plat Book 5050, Pages 109-110, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gentian Mjeshtri from Jessica Clemons, a married woman by Warranty Deed on April 30, 2018, of record in Instrument Number 20180501-0040937, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5050, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

This is improved property known as: **449 Rockwood Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 5, 2019.

Gentian Mjeshtri

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gentian Mjeshtri** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 5, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY