WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Christina E. Iacampo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

R-VRES-19-239

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 234793 **DEEDWARR**
05/24/2019 02:55:52 PM 2 pgs
Fees: $13.00 Taxes: $965.70
20190524-0049604

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Christina E. Iacampo and Bryan J. Melcher	**Navy Federal Credit Union**	
(NAME)	(NAME)	**052-01-0-116.00**
239 Neelys Bend Road	**PO Box 3326**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Merrifield, VA 22119**	
(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 consideration, the receipt of which is hereby acknowledged, **RONI C. HAGY AND JOHN G. HAGY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA E. IACAMPO AND BRYAN J. MELCHER, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Easterly 40 feet of Lot No. 1 and the Westerly 20 feet of Lot No. 2, in Block "A" on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and together front 60 feet on the Northerly side of Neeley's Bend Road and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Roni C. Hagy and John G. Hagy, wife and husband by Quitclaim deed from Roni L. Christian nka Roni C. Hagy of record in Instrument No. 20170720-0073273 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 20, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1118, Page 622 and Book 1129, Page 521, Book 1236, Page 591, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **239 Neelys Bend Road, Madison, Tennessee 37115**.

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), their heirs and 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), 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/our hand(s) this the 22nd DAY OF MAY, 2019.

Roni C. Hagy

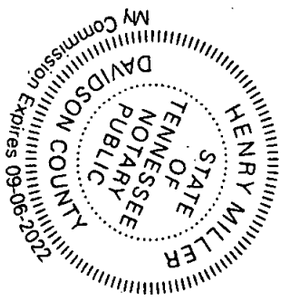
John G. Hagy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONI C. HAGY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

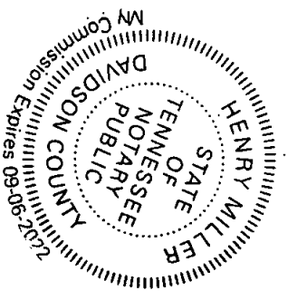


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN G. HAGY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212