Karen Johnson Davidson County
Batch# 238247 DEEDWARR
06/04/2019 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20190604-0052945

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THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2019. Notary Public My Commission Expires: October 7, 2019

WARRANTY DEED

Address New Owner: Roger Duane Clark, Trustee of the SA Land Trust U/A/D May 16, 2019 1419 Greenwood Ave Nashville, TN 37206	Send Tax Bills to: New Owner 1419 Greenwood Avenue Nashville, TN 37206	Tax Information: Tax Parcel ID No. 083-02-0-040.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTIN ANN LAGAN, A SINGLE WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROGER DUANE CLARK, TRUSTEE OF THE SA LAND TRUST UNDER AGREEMENT DATED MAY 16, 2019, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 52.0 feet of the easterly 93.0 feet of Lot No. 3 on the Plan of H.M. Doak's Subdivision, as of record in Plat Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 52.0 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 200.0 feet to an alley.

Being the same property conveyed to KRISTIN ANN LAGAN, A SINGLE WOMAN, by deed from BRYAN A. NOEL, MARRIED, of record as Instrument No. 20150220-0014735, dated February 13, 2015, said Register's Office.

This is improved property commonly known as: **1419 Greenwood Ave, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2019.

KRISTIN ANN LAGAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTIN ANN LAGAN**, 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 this 31st day of May, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

