This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 239508 DEEDWARR
06/06/2019 08:16:01 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20
20190606-0053969

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NOEL R. BAGWELL, III and DEVON N. BAGWELL , HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCY AUSTIN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

**LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO. 1 ON THE PLAN OF PHASE ONE & A PORTION OF PHASE TWO, SECTION 1, BROOKSIDE WOODS, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 9700, PAGE 397, AS CORRECTED IN BOOK 11346, PAGE 459 AND AMENDED IN BOOK 11515, PAGE 698, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**THIS BEING THE SAME PROPERTY CONVEYED UNTO NOEL R. BAGWELL, III AND DEVON N. BAGWELL, HUSBAND AND WIFE BY DEED FROM SHANNON S. GLOVER AND WIFE, KAYLA GLOVER, FORMERLY KNOWN AS KAYLA MCKINNEY, DATED JUNE 25, 2014, OF RECORD IN INSTRUMENT NUMBER 20140630-0057047, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1012 BROOKSIDE WOODS BLVD, HERMITAGE, TN 37076, AND IS DESIGNATED AS MAP AND PARCEL NO. 075 12 0B 001.00.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, 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.

Witness our hands this 4th day of June, 2019.

**NOEL R. BAGWELL, III**

**DEVON N. BAGWELL**

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **NOEL R. BAGWELL, III and DEVON N. BAGWELL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 4th day of June, 2019.

NOTARY PUBLIC
My commission expires: 4/11/22

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2019.

NOTARY PUBLIC
My commission expires: 4/11/22

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

**Address New Owner(s) as follows:**
LUCY AUSTIN
1012 BROOKSIDE WOODS BLVD
HERMITAGE, TN, 37076

**Send Tax Bills To:**
Same as above

**Map and Parcel Number(s):**
**075 12 0B 001.00**