Karen Johnson Davidson County
Batch# 264368 DEEDWARR
07/31/2019 09:23:37 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190731-0075261

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 19th day of July, 2019.

Notary Public:
My Commission Expires: 10/18/22

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
George Clement ~~417 Blue Hills Drive~~ Nashville, TN 37214 PO Box 160233 Nashville 37216	New Owner	095-11-0-0173.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eugene B. Bagsby, Jr. and wife, Peggy M. Bagsby**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **George Clement**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 63 on the Plan of Merry Oaks, Section 2, as of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Blue Hills Road at the corner of lots Nos. 62 and 63; thence with the line between said two lots eastwardly 131.2 feet to the corner of lots Nos. 61, 62 and 63; thence with the northerly line of lots Nos. 61, 60 and 59, northeastwardly 119.7 feet to the corner of lots Nos. 57, 59 and 63; thence with the line between said lots Nos. 57 and 63 northwestwardly 35 feet to the corner of lots Nos. 63 and 64; thence with the line between said two lots westwardly 210 feet to the easterly margin of Blue Hills Road; thence with same southwardly 86 feet to the beginning.

BEING the same property conveyed to Eugene B. Bagsby, Jr. and wife, Peggy M. Bagsby by Installment Deed from W.G. Polk and wife, Mary L. Polk, dated 10/22/64 and recorded 11/10/64 in Book 3831, Page 130, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument Number 20181023-0104820, in Register Office for Davidson County, Tennessee.

The said Peggy M. Bagsby is one in the same as Peggy Bagsby.

The said Eugene B. Bagsby is one in the same as Eugene Bagsby.

This conveyance is subject to:

Subject to all existing easements and all other matters shown on plat of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 417 Blue Hills Drive, Nashville, TN 37214

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we 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 unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 19th day of July, 2019.

Eugene B. Bagsby, Jr. by Peggy Bagsby
Eugene B. Bagsby, Jr., by Peggy Bagsby
As Attorney in Fact As attorney in fact

Peggy M. Bagsby
Peggy M. Bagsby

State of Tennessee)
County of Sumner)

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

Witness my hand and official seal, this 19th day of July, 2019.

Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brenda Huntsman
Notary Public: Brenda Huntsman

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Peggy Bagsby, with whom I am personally acquainted and who proved herself to be the Attorney in Fact of Eugene B. Bagsby, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of July, 2019.

Commission Expires: 10/18/22

Brenda Huntsman
Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY