This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$385,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191997	Affiant Sworn to and subscribed before me this 2nd day of August, 2019. Notary Public My Commission Expires: 3/7/22
After Recording Return To The Above.	

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 2nd day of August, 2019, among:

MEGAN BAUERS, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL HAGEN, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (s) 77 and 78, 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 Lot No. 96 fronts 100 feet on the East side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Megan Bauers, an unmarried woman by Warranty deed from Strive Properties LLC, A Tennessee Limited Liability Company of record in Instrument No. 20160330-0029984 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 30, 2016. (Value of consideration shown in aforementioned deed $324,900.00.) Being also known as 3835 Edwards Ave Nashville, Tennessee 37216.

Karen Johnson Davidson County
Batch# 266502 DEEDWARR
08/05/2019 09:45:56 AM 2 pgs
Fees: $13.00 Taxes: $1,427.83

20190805-0077124

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Megan Bauers

Megan Bauers

State of ~~Tennessee~~ Kentucky
County of Fayette

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Megan Bauers, the within named 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 2nd day of August, 2019.

Ryan Traylor

Notary Public
My Commission Expires: Jan. 16, 2023

Ryan Traylor
Notary Public
State at Large, Kentucky
Comm. #615391
My Commission Expires on Jan. 16, 2023

Owner Name & Property Address:

Name: Megan Bauers
Address: 3900 Crosby Dr. #609
City, State, Zip: Lexington, Ky 40515

~~Responsible Party For Taxes:~~

Name: new owner
Address:
City, State, Zip:

Tax ID: 061-10-0-070-00