Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0302-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Amanda E Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of August, 2019

Hannah Kepley
Notary Public
My Commission Expires: 8.22.21

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

Address of New Owner	Send Tax Bills To:	
George Lawson 1513 Fall Drive Nashville, TN 37207	CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	Map/parcel: 032-13-0-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Jeffrey A Hargett and wife, Shiela M Hargett

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Lawson, single

HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 143 in Timbertrail Subdivision, Section 2, of record in Plat Book 5200, Page 333, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Jeffrey A. Hargett and wife, Shiela M. Hargett by Warranty Deed from Wayne L. Erickson and wife, Teresa D. Erickson, dated 7/28/95 and recorded 8/4/95 in Book 9752, Page 921, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 267222 **DEEDWARR**
08/06/2019 08:37:48 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20190806-0077771

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1513 Fall Drive Nashville, TN, 37207

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of August, 2019

Jeffrey A Hargett

Shiela M Hargett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Jeffrey A Hargett and Shiela M Hargett, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2019

Notary Public

My Commission Expires: Sept. 2, 2021

LESLIE J ANDES
Notary Public - State of Florida
Commission # GG 135226
My Comm. Expires Sep 2, 2021