Karen Johnson Davidson County
Batch# 280843 DEEDWARR
09/05/2019 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20190905-0089655

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 19-6495

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roy Hagar, Steve Hagar, William Hagar, Barbara Putty, and Betty Tyson (NAME)	New Owner (NAME)	098-00-0-140 P/O
2195 Fellowship Rd. (STREET ADDRESS)	(STREET ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **David L. Hagar and Danielle Hagar, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy Hagar, Steve Hagar, William Hagar, Barbara Putty, and Betty Tyson**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot 1 on the Final Plat of Hagar Subdivision of record as Instrument Number 20190806-0078398 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description.

Being part of the same property conveyed to David L. Hagar and wife, Danielle Hagar by Warranty Deed dated August 15, 2014 from Kenneth Dale Hall, Alan Perry Hall, Janice Gail Hall Franks, and William Kevin Hall recorded August 20, 2014 as Instrument Number 20140820-0075991, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20190807-0078398, Register's Office for Davidson County, Tennessee.

2. Anchor Easement as recorded as Instrument Number 20050119-0006560, Register's Office for Davidson County, Tennessee.

3. Warranty Deed for Right of Way as recorded as Instrument Number 20040819-0100578, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as P/O Lot 1 John Hagar Road, Nashville, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of August, 2019.

X _____
David L. Hagar

X _____
Danielle Hagar

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of August, 2019, before me personally appeared David L. Hagar and Danielle Hagar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2019.

_____
Notary Signature
My commission expires: 3/25/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY