Karen Johnson Davidson County
Batch# 283218 DEEDWARR
09/10/2019 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20190910-0091262

34983

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$392,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of September, 2019

Notary Public
My Commission expires: 9-6-2021
(Affix Seal)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paul F. Wholley	New Owner	180-04-0B-147.00
3133 Brookview Forest Drive	3133 Brookview Forest Drive	
Nashville, TN 37211	Nashville, TN 37211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Virginia Allen Teal and Bonnie Teal Dalager, as Co-Executrices of The Estate of Jean Wallace Hagaman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul F. Wholley and Alicia S. Wholley, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 58 on the Final Plat of Brookview Forest Phase V, of record in Instrument Number 20090309-0021109, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jean W. Hagaman, a single woman, by deed from Paul T. Mirus, Jr. and wife, Rita L. Mirus, on May 17, 2015, of record in Instrument Number 20170516-0048499, Register's Office for Davidson County, Tennessee. The said Jean W. Hagaman , being one and the same as Jean Wallace Hagaman, having died testate on March 29, 2019, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to probate by the Probate Court of said County on May 16, 2019 at Cause No. 19P844. Virginia Allen Teal and Bonnie Teal Dalager qualified as Co-Executrices of the Estate of Jean Wallace Hagaman, and they do hereby execute this deed pursuant to the authority granted to them in the aforesaid will.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Instrument Number 20090309-0021109, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030829-0125803; and Instrument Number 20050505-0050962, Register's Office for Davidson County, Tennessee.

Easements of record in Book 8404, page 676 and Instrument Number 20070323-035374, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 200600104-0001198, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Instrument Number 20030918-0138293, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3133 Brookview Forest Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 6, 2019.

The Estate of Jean Wallace Hagaman

Virginia Allen Teal

Virginia Allen Teal, Co-Executrix of The Estate of Jean Wallace Hagaman

Bonnie Teal Dalager

Bonnie Teal Dalager, Co-Executrix of The Estate of Jean Wallace Hagaman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Virginia Allen Teal and Bonnie Teal Dalager, as Co-Executrices of The Estate of Jean Wallace Hagaman,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 6, 2019

My commission expires 7/3/23

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: _____
Notary Seal:

