Karen Johnson Davidson County
Batch# 283641 DEEDWARR
09/10/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $880.60
20190910-0091393

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1709TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00.

Michael S. Hagewood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of August, 2019.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Melissa A. Leonhardt and Kyle S. Leonhardt 5345 Simpkins Rd. Whites Creek, TN 37189	**SAME AS NEW OWNER.**	039 00 0 167.00

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, WE, **Michael S. Hagewood and Wife Darlene C. Hagewood**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle S. Leonhardt and Melissa A. Leonhardt, Husband and Wife** 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:

Property known as 5345 Simpkins Rd. Whites Creek, TN 37189, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Echo Valley of record in Book 3500, Page 131, Register's Office for said County.

Said Lot 4 fronts 143.00 feet on the west martin of Simpkins Road and extends back 440 feet on the south line and 410 feet on the north line to a line on the rear measuring 75.0 feet.

Being the same property conveyed to Michael S. Hagewood and wife, Darlene C. Hagewood by deed from Martin R. Davis and wife, Macie T. Davis dated 4/1/1981, recorded 4/3/1981 filed of record in Book 5728, Page 953, said Register's Office.

Tax Map and Parcel ID is as follows 039 00 0 167.00

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 pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5345 Simpkins Rd., Whites Creek, TN 37189

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 unemcumbered, 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. 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 hand this 29th day of August, 2019.

Michael S. Hagewood

Darlene C. Hagewood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2019, before me personally appeared **Michael S. Hagewood and Darlene C. Hagewood**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of August, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023

LTE File No.: 19-1709TN

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Tina Kelley,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tina Kelley

Tina Kelley

My Commission Expires:
10/23/2019

SEAL

