THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 294530 DEEDWARR
10/02/2019 09:14:25 AM 2 pgs
Fees: $13.00 Taxes: $3,293.00

20191002-0100411

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **890,000.00.**

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September 2019.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Lowell Hagemeyer		
1449 Beddington Park	New Owner	158-04-0-029.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Vicki T. Dukes, Trustee of the Vicki T. Dukes Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evan Lowell Hagemeyer and Morgan P. Hagemeyer, 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:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Final Plat of Hound's Run of record in Plat Book 6900, Page (s) 167 through 171, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William O. Richards and wife, Vicki T. Richards by Warranty deed from Paul E. Cook, unmarried of record in Book 9384, page 195, Register's Office for Davidson County, Tennessee, dated June 06, 1994 and recorded on June 21, 1994.

Being the same property conveyed to Vicki Norma Richards by Quitclaim deed from William Owens Richards of record in Instrument No. 20030728-0105290 Register's Office for Davidson County, Tennessee, dated July 22, 2003 and recorded on July 28, 2003.

Being the same property conveyed to Vicki T. Dukes, Trustee of the Vicki T. Dukes Trust dated August 10, 2018 by Quitclaim deed from Vicki Norma Richards of record in Instrument No. 20180814-0079909 Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 14, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **1449 Beddington Park, Nashville, TN 37215.**

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. 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 the 30th day of September, 2019.

Vicki T. Dukes Trust

Vicki T. Dukes, Trustee

Vicki T. Dukes, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Vicki T. Dukes** with whom I am personally acquainted and who upon his oath acknowledged herself to be the **Trustee** of the **Vicki T. Dukes Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Vicki T. Dukes** as such **Trustee**.

Witness my hand and seal this the 30th day of September, 2019.

My Commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vicki T. Dukes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and seal this the 30th day of September, 2019.

My Commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public