This instrument was prepared by:
Advantage Title and Escrow
1321 Murfreesboro RD Ste. 823
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 306133 **DEEDWARR**
10/25/2019 10:13:20 AM 2 pgs
Fees: $13.00 Taxes: $477.30

20191025-0109590

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

State of Tennessee
County of Davidson
Sales price or actual value whichever is greater, for this transaction is **$127,000.00**

affiant
Subscribed and sworn to before me, this the 24th day of October, 2019.

Notary

WARRANTY DEED

Address of New Owner:
Victor Hazelwood
124 Lake Terrace Dr.
Hendersonville, TN 37075

Send Tax Bills To:
OWNER

Map & Parcel:
061-024.01

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Phillip D. Dougan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Hazelwood** 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 the 12th Civil District of Davidson County, Tennessee, and being described according to a survey made by John B. Kohl, III Surveyor, dated September 22, 1980, as follows:

BEGINNING in the easterly margin of Ben Allen Road, 637 feet from the corner of Lot 246, Maplewood Heights Subdivision of record in Book 547, Page 103 Register's Office for said County; thence running North 17 degrees 45 minutes West 50 feet; thence North 72 degrees 15 minutes east 400 feet; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees 15 minutes west 400 feet to the point of beginning.

Being the same property conveyed to Phillip D. Dougan and wife, Theresa A. Dougan as of record in instrument # 20020625-0075929, said Register's Office. Also reference a deed from Theresa A. Dugan to Phillip D. Dougan as required by divorce decree in instrument # 20191025-0109589.

Unimproved (X) known as: **601 Ben Allen RD Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th day of October, 2019.

Phillip D. Dougan

Phillip D. Dougan

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Dougan The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 847 Conference Dr. Goodlettsville, this the 24 day of October, 2019.

Shantara Franklin NOTARY PUBLIC Wilson County EXPIRES TENNESSEE April 6th, 2020

Shantara Franklin

Notary Public