RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0115I-4433

Karen Johnson Davidson County
Batch# 337592 DEEDWARR
01/02/2020 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20200102-0000282

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

LAUREN J TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

03-1910-38910

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2019.

Notary Public
My commission expires: 4-17-2023

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ethan Regen 4985 Shihmen Dr. Antioch TN 37013	Ethan Regen 4985 Shihmen Dr. Antioch, TN 37013	162-07-0-074.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bradley M. Midgett and Meghan E. Arthur NOW Midgett**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ethan Regen and Emily Regen, Husband and Wife** hereinafter called the Grantees, their successors 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. 211, on the Plan of Antioch Park, Section 3, of record in Book 4460, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley M. Midgett and Meghan E. Arthur, both unmarried by deed from Gregory M. Hagan and Ashley S. Hagan, husband and wife, dated June 23, 2015, recorded June 26, 2015, of record in Instrument No. 20150626-0061500, Register's Office for Davidson County, Tennessee. The said Bradley M. Midgett and Meghan E. Arthur having since married.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4985 Shihmen Dr., Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of December, 2019.

Bradley M. Midgett

Meghan E. Arthur NOW Midgett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bradley M. Midgett and Meghan E. Arthur NOW Midgett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of December, 2019.

Notary Public

My Commission expires: 03/08/2021



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

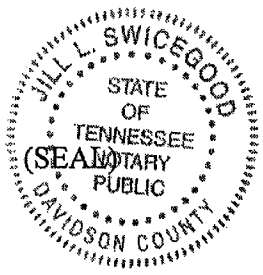
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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