Karen Johnson Davidson County Batch# 342958 DEEDWARR 01/14/2020 01:38:30 PM 3 pgs Fees: $18.00 Taxes: $875.79 20200114-0005018	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$236,700.00** Natalie McGee **Affiant** Subscribed and sworn to before me, this **13th** day of **January, 2020.** **Notary Public** **My commission expires:**

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Keith McGee **Natalie McGee**	**Keith McGee** **Natalie McGee**	**02605005500**
200 Hollywood Street	1664 Noah Ln	
Goodlettsville, TN 37072	Gallatin, TN 37066	

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 ACKNOWLEDGE, WE,

Virginia Jeffrey f/k/a Virginia Blair, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith McGee and Natalie McGee, 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. 8 and the westerly half of Lot No. 9 of Block "B" on the Plan of the Third Addition to Roscoe Place, Goodlettsville, Tennessee, as of record in Book 843 Page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 8 and the westerly part of Lot No. 9 front together 75 feet on the northerly side of Hollywood Street and run back between parallel lines with the easterly margin of Donald Avenue, 200 feet to a dead line.

Being the same property conveyed to Virginia Blair from Robert E. Vaughan and wife, Angela G. Vaughan by Warranty Deed and Irrevocable Durable Power of Attorney dated November 20, 2000, of record in Instrument No. 20010124-0007342, Register's Office for Davidson County, Tennessee.

HE2019-0305

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **200 Hollywood Street, Goodlettsville, TN 37072**.

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 in 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/our hand(s) this **13th** day of **January, 2020**.

Virginia Jeffrey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Virginia Jeffrey,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **January, 2020**.

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

HE2019-0305

True Copy Certification

I, Christine Hutchinson, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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 (if on paper)

