Karen Johnson Davidson County
Batch# 344166 DEEDWARR
01/16/2020 09:59:55 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20200116-0005763

**Prepared By & Return To:**
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M19-0077

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2020

Notary Public

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Commission Expires: _____

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Blaine Glover and Emily Brown<br>449 Rockwood Drive<br>Hermitage, TN 37076 | NEW OWNER | 086-12-0-014.00 |

# 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, I/WE,

**Betsy Lynn Hagewood-Price and husband Jason Dyrone Price**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Blaine Davis Glover, a single man, and Emily Catherine Brown, a single woman, as JTWROS**

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. 15 on the Plan of Hermitage Woods, Section 3 of record in Plat Book 5050, Page (s) 109 - 110, 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. Ewerling and wife, Mary K. Ewerling by Deed from Brent Valley Builder, Inc. of record in Book 5363, page 874, Register's Office for Davidson County, Tennessee, dated November 10, 1978 and recorded on November 15, 1978.

Being the same property conveyed to William O. Ewerling, a single person by Quitclaim deed from Mary K. Ewerling of record in Book 6347, page 310, Register's Office for Davidson County, Tennessee, dated June 20, 1984 and recorded on July 27, 1984.

Being the same property conveyed to Gentian Mjeshtri by Warranty deed from Jessica Clemons, a married woman of record in Instrument No. 20180501-0040937 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 01, 2018.

Being the same property conveyed to Betsy L. Hagewood, unmarried by Warranty deed from Gentian Mjeshtri of record in Instrument No. 20190214-0013851 Register's Office for Davidson County, Tennessee, dated February 05, 2019 and recorded on February 14, 2019. The said Betsy L. Hagewood is now known as Betsy L. Hagewood-Price. Jason Tyrone Price, spouse of Betsy L. Hagewood-Price, joins in this conveyance to convey any and all marital rights, title, and interest if any.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 449 Rockwood Drive, Hermitage, TN 37076

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of January, 2020.

Betsy Lynn Hagewood-Price

Betsy Lynn Hagewood-Price

Jason Dyrone Price

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betsy Lynn Hagewood-Price** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 10th day of January, 2020.

JAMI K. AVERWATER TENNESSEE NOTARY PUBLIC My Comm Exp. 01-03-2022 COUNTY OF DAVIDSON

(Notary Seal)

Jami K. Averwater

Notary Public
My Commission Expires: 01-03-22

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason Dyrone Price** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee this 8th day of January, 2020.

AMY K FRYE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 12-20-2020

(Notary Seal)

Notary Public
My Commission Expires: 12/20/2020