This instrument was prepared by:
Advantage Title and Escrow
1321 Murfreesboro Pike Ste. 823
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 362418 **DEEDWARR**
02/24/2020 12:24:07 PM 1 pg
Fees: $13.00 Taxes: $925.00

20200224-0020224

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson
Sales price or actual value whichever is greater, for this transaction is $250,000

affiant

Subscribed and sworn to before me, this the 24th day of February, 2020.

Notary

WARRANTY DEED

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

Send Tax Bills To:
OWNER

Map & Parcel:
135-10-0-C-089.00

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, **Denise Graves-Myers,** 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, being Lot No. 83 on the Final Plat of Ransom Park, Section Four of record in Instrument No. 20040323-0032419, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Denise Graves-Myers and husband, Clifford Myers as of record in instrument # 20050707-0078028, said Register's Office. The said Clifford Myers having since died.

Unimproved (X) known as: **3117 Deercreek Trail South, Nashville, TN. 37217**

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 February, 2020.

Denise Graves-Myers

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise Graves-Myers 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 Nashville, Tennessee, this the 24th day of February, 2020.

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020