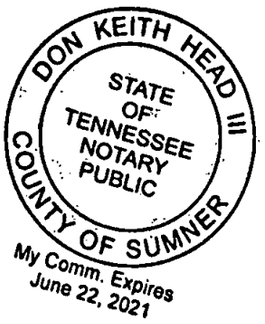
PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED



Karen Johnson Davidson County
Batch# 367442 DEEDWARR
03/05/2020 09:15:18 AM 2 pgs
Fees: $13.00 Taxes: $653.98

20200305-0024605

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John C. Hargrove	Flagstar Bank	Parcel ID: 015 14 0 080.00
(NAME)	(NAME)	
3104 Margie Drive	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Troy, MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christine Wickhorst, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John C. Hargrove, single man**, 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:

Being Lot No. 40 on the plat of William Hills Subdivision, Section 2, as of record in Plat Book 4460, Page 62.

Said Lot No. 40 fronts 105.0 feet on the Easterly side of Margie Drive and Extends Back 343.4 feet on the Northerly line and 300.2 feet on the Southerly line, which is a broken line, to a line in the rear on which it measures 189.4 feet.

Being the same property conveyed to Christine Wickhorst by Warranty Deed from James R. Owens and wife, Valierie J. Owens A/K/A Valerie J. Owens dated August 24, 2012 and recorded August 29, 2012 as Instrument No. 20120829-0077757, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3104 Margie Drive, Joelton, TN 37080

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 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 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 our hands this 3 day of March 2020

Christine Wickhorst

Christine Wickhorst

STATE OF ~~TENNESSEE~~ Indiana

COUNTY OF Lake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christine Wickhorst, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2020.

Lee Ann Hand

Notary Public Lee Ann Hand

My Commission Expires: 6-15-2021

(SEAL)

LEE ANN HAND
Notary Public – Seal
Lake County – State of Indiana
Commission Number 644199
My Commission Expires Jun 15, 2021