WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Teresa Glenn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bradley Jones	Bradley Jones	02504009700
(NAME)	(NAME)	
205 South Main Street	205 South Main Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200601

For and 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, **Timothy J. Slagle and Stacey M. Slagle, husband and wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bradley Jones**, 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. :

Certain real property situated in the 10th Civil District, in the City of Goodlettsville of Davidson County, Tennessee, described according to a survey thereof, by G. Barry Greer, Surveyor, Job No. 64-70, as follows:

Beginning at a P.K. Nail in the Westerly margin of Dickerson Road, also known as U.S. Highway No. 41, said nail being located at the southeast corner of the property conveyed to Jack E. Williams and wife, by Deed from Eftee McMurtrie Ashley and husband, of record in Book 4214, page 736, Register's Office for said County; thence with said Williams southerly line, South 83 deg. 34' West 175.0 feet to the center of a creek; thence with the center of said creek southwesterly 127 feet, more or less, to the northwest corner of the property conveyed to Claude R. Tolbert and wife, by deed from Jesse J. Jones et ux, as of record in Book 4033, page 123, said Register's Office; thence with said Talbert's northerly line and along a hedge row, North 88 deg. 45' East 270.0 feet to an iron pin in the westerly margin of said Road; thence with the westerly margin of said Road, North 06 deg. 00' West 109.0 feet to the point of beginning.

BEING the same property conveyed to Timothy J. Slagle and Stacey M. Slagle, husband and wife, by Warranty Deed from Arnold D. Lanius, a married man, dated May 30, 2006 and filed of record in Instrument No. 20060622-0074781, and further re-recorded in Instrument No. 20060720-0087546, Register's Office for Davidson County, Tennessee.

Subject to a 10' Nashville Gas Easement of record in Book 8810, Page 814, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 205 South Main Street, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 372865 **DEEDWARR**
03/16/2020 11:00:40 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20200316-0028725

Witness my hand this 12th day of March, 2020

Timothy J. Slagle

Stacey M. Slagle

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy J. Slagle and Stacey M. Slagle, husband and wife, the within named 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, at office, this 12th of March, 2020.

Notary Public
My Commission Expires:

