Karen Johnson Davidson County
Batch# 408249 DEEDWARR
05/29/2020 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00

20200529-0055763

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2020.

Notary Public

My commission expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles Mark Hagood Kasey Marie Hagood	SWBC Mortgage Corp.	041-00-0-185.00 (Tract 1) and 041-00-0-187.00 (Tract 2)
131 Meghana Drive	9311 San Pedro #100	
Nashville, TN 37189	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH CASEY SHAW AND DANA DEMARK SHAW, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES MARK HAGOOD AND KASEY MARIE HAGOOD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the Western boundary line of Creek Trail Subdivision, of record in Plat Book 7900, Page 261 and 262, in the Registers Of\u64257?ce for said County, the same point being located at the Western terminus of Meghana Drive, and located North 03 degrees 11 minutes 39 Seconds East, and 148.8 feet from a concrete monument in the Western boundary of said subdivision; thence South 03 degrees 11 minutes 39 Seconds West 148.8 feet to said concrete monument, and continuing West boundary of said subdivision South 03 degrees 10 minutes 59 Seconds West 547.34 feet to a corner of said subdivision; thence continuing along the Northern boundary of said subdivision North 83 degrees 09 minutes 29 Seconds West 471.09 feet; thence North 89 degrees 22 minutes 06 Seconds West 179.83 feet to a point; thence North 85 degrees 28 minutes 20 Seconds West along the Northern boundary line of the land of Mount Zion Baptist Church, of record in Deed Book 11315, Page 516, said Register's Of\u64257?ce, 185.69 feet to the Southwest corner of this tract; thence leaving the line of Mount Zion Baptist Church, and severing the land of Sammy P. Kershaw, of record in Deed Book 9549, Page 330, said Register's Of\u64257?ce, North 54 degrees 27 minutes 58Seconds East 1070.75 feet to the point of beginning, containing 6.56 acres.

Also conveyed, by implication, a 30 foot Wide Joint Use Access Easement as shown on Exhibit " A" to Instrument No. 20031103-0160963, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being more particularly described as follows:

Commencing at an iron rod situated in the westerly margin of Meghana Drive, said point of beginning also being the northeast corner of the Kevin Covington property, of record in Instrument Number 20040604-0065790, Register's Office for Davidson County, Tennessee.

Thence leaving said road, South 54 degrees 27 minutes 58 Seconds West, a distance of 35.14 feet to the point of beginning of the herein described tract of land; Thence South 54 degrees 27 minutes 58 Seconds West, a distance of 270.70 feet to an iron rod; Thence North 00 degrees 39 minutes 23 Seconds West, a distance 156.41 feet to an iron rod; Thence North 89 degree 45 minutes 39 Seconds East, a distance of 222.08 feet to the point of beginning and containing 17,366.994 square feet or 0.399 acres of land.

Being the same property conveyed to Joseph Casey Shaw and Dana Demark Shaw, husband and wife by Warranty deed from James S. Otto and Bunny F. Otto, husband and wife of record in Instrument No. 20170320-0027147 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 20, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 131 Meghana Drive, Nashville, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of May, 2020.

Joseph Casey Shaw

Dana Demark Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Casey Shaw and Dana Demark Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of May, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021