Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Karen Johnson Davidson County
Batch# 423109 **DEEDWARR**
06/22/2020 01:44:23 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20200622-0066837

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 2/19/24

04-2005-57623

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Keegan Gagne 733 Holder Drive Nashville TN 37217	Keegan Gagne 733 Holder Drive Nashville, TN 37217	150-02-0-186.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer M. Weaver, an unmarried person,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Keegan Gagne, a single woman,** hereinafter called the Grantees, their successors 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. 64-A, on the Plan of Zone Lot Division of Lot No. 63 thru 66, Harbor Gate, Section One, of record in Book 5200, Page 712, as amended in Book 6200, Page 274, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer M. Weaver, an unmarried person by deed from Tracy Pon Baldwin f/k/a Tracy P. Pon, married, dated November 18, 2016, recorded November 21, 2016, of record in Instrument No. 20161121-0122507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 733 Holder Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Effective as of May 1, 2015; Last updated March 1, 2017
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WITNESS my hand this 19th day of June, 2020.

Jennifer M. Weaver

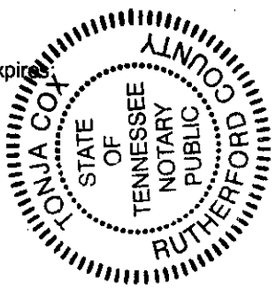
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jennifer M. Weaver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of June, 2020.

Notary Public

My Commission expires:
2/19/24



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