Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

STATE OF TENNESSEE 2020-439
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00.

KCH
(Affiant)

Sworn to and subscribed before me this 10 day of July, 2020.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 440770 DEEDWARR
07/20/2020 12:39:12 PM 2 pgs
Fees: $13.00 Taxes: $3,385.50
20200720-0079387

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7 2023

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Thomas Johnson Hagan and Kristin Ann Hagan** (NAME) | NEW OWNER (NAME) | **118-01-0V-001.00-CO** |
| **915 A Halcyon Avenue** (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** (City) (State) (Zip) | (City) (State) (Zip) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mario Luis Ramirez and Andrea Havens Ramirez, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Johnson Hagan and Kristin Ann Hagan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit A of 915 Halcyon Avenue Townhomes, as shown on plat of record as Exhibit C of Instrument no. 20131023-0110525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being all the same property conveyed to Mario Luis Ramirez and Andrea Havens Ramirez, husband and wife by deed from Casey Chollet Lipscomb and husband, Ryan C. Lipscomb, of record in Instrument No. 20160926-0100942, said Register's Office.

This is improved property also known as: 915 A Halcyon Ave., Nashville, TN 37204

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record. Subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in instrument of record in Instrument

Number 20131023-0110525, said Register's Office together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

Not attached to the property and with no meaning; an unrecorded Letter of Agreement Between Mario Luis & Andrea Ramirez & David & Anne Roberts dated 2/15/2017, Permissive Use Agreement Regarding the Respective Real Properties Located at 913 Halcyon Avenue, Nashville, TN 37204 (the Robert's Property) and 915A Halcyon Avenue, Nashville, TN 37204 (the Ramirez Property).

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of July, 2020.

_____ (SEAL)
Mario Luis Ramirez

_____ (SEAL)
Andrea Havens Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of July, 2020, before me personally appeared Mario Luis Ramirez and Andrea Ramirez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of July, 2020.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022