Karen Johnson Davidson County
Batch# 461211 DEEDWARR
08/21/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20200821-0094331

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203365

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,020,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12th day of August, 2020.

Notary Public
My Commission Expires 6.13.2020

LORI C WARREN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 12th day of August, 2020, among:

JASON R. BEGUE AND PAMELA A. BEGUE, HUSBAND AND WIFE

by and through its duly appointed attorney-in-fact,

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

STEPHEN T. HART, JR AND MARGARET GREGORY HART, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Chickering Hills, Section One of record in Plat Book 2331, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason R. Begue and Pamela A. Begue, husband and wife by Warranty deed from Johnathan Whitney Waller Mills, as unmarried person of record in Instrument No. 20180301-0019028 Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on March 01, 2018. Being also known as 1061 Lynnwood Blvd Nashville, Tennessee 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument: 202008210094329 and 202008210094330, in the aforementioned Registers Office.

Jason Begue by Todd McNeely Attorney in Fact

Jason R. Begue by Todd McNeely as Attorney-in-Fact

Pam Begue by [signature] attorney in fact

Pamela A. Begue by Holly Vaezi as Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Todd McNeely**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such persons is the attorney-in-fact of **Jason R. Begue,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2020.

[signature]
Notary Public
My Commission Expires:_____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Holly Vaezi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such persons is the attorney-in-fact of **Pamela A. Begue,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2020.

[signature]
Notary Public
My Commission Expires:_____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Stephen T. Hart, Jr. and Margaret Hart
Address: 1061 Lynnwood Blvd
City, State, Zip: Nashville, TN 37215

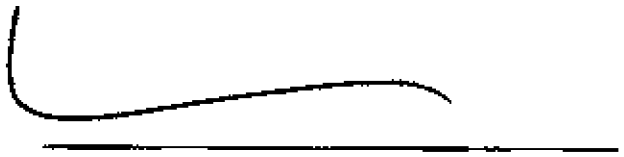
Responsible Party For Taxes:

Name: Guaranteed Rate, Inc.
Address: 3940 N. Ravenswood
City, State, Zip: Chicago, IL 60613

Tax ID: 144-03-0-009.00

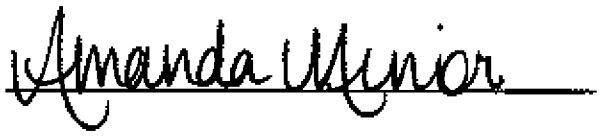
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

