Karen Johnson Davidson County
Batch# 468893 DEEDWARR
09/02/2020 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200902-0100004

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher L. Roach	Progress Bank & Trust	
(NAME)	(NAME)	
325 Blue Hills Drive	230 E. Tennessee St.	09511005700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Florence AL 35630	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Michael Anthony Hagar and Wife, Cynthia Ann Hagar**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Roach and Cynthia L. Roach, husband and wife,** hereinafter called the GRANTEE(S), their 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. 59 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 & 68, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Blue Hills Road the common corner of Lot Nos. 59 and 60; thence with the line between said lots easterly 133 feet to a corner of Lot No. 58; thence northerly with the line between said lots 118.8 feet to a point in the southerly margin of Cloverdale Road; thence with margin of said road, westerly 100.6 feet the beginning of a curve; thence with said curve southwesterly 43.2 feet to the easterly margin of Blue Hills Road; thence with the margin of said road southerly 100.6 feet to the beginning.

Being the same property conveyed to Michael Anthony Hagar and wife, Cynthia Ann Hagar by Warranty Deed from Bayard W. Donahoo and wife, Lucille C. Danahoo, dated 08/31/1979 and recorded 09/11/1979, of record in Book 5496, Page 647, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1835, Page 67 and Plat Book 1835, Page 68, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 1855, Page 377 and Amendment Declaration of record in Book 1876, Page 264, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 325 Blue Hills Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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 the 31st day of August, 2020

Michael Anthony Hagar 8/31/2020
Michael Anthony Hagar

Cynthia Ann Hagar 8/31/2020
Cynthia Ann Hagar

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Anthony Hagar and Cynthia Ann Hagar, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of August, 2020 .

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022