Karen Johnson Davidson County
Batch# 474559 DEEDWARR
09/14/2020 09:31:12 AM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20200914-0104233

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200192

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00 Molly Spruce AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2020. NOTARY PUBLIC My commission expires: 10/6/21

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica Lynn Hauge 2913 Emery Drive Nashville TN 37214	Same address as new owner	096-10-0-180.00

FOR AND IN CONSIDERATION of the sum of Three Hundred One Thousand and 00/100 Dollars ($301,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN GAVIN WILSON AND RYAN O'NEIL MCINTOSH, both unmarried**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERICA LYNN HAUGE, an unmarried woman**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 353 on the Map of Cloverhill, Section 5, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Benjamin Gavin Wilson and Ryan O'Neil McIntosh from Michael J. Powell, unmarried by Warranty Deed dated 06/12/2020 and recorded 06/18/2020 in Instrument No. 20200618-0064101, Register's Office of said County.

Being the same property conveyed to Michael J. Powell, married, from Michael J. Powell and Johanna M. Powell, husband and wife, by Quitclaim Deed dated November 7, 2017, and recorded December 22, 2017 in Instrument #20171222-0130402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Powell and wife, Johanna M. Powell, from Stanley L. Rollins and wife, Janel R. Rollins, by Warranty Deed dated July 29, 1998, and recorded August 10, 1998 in Book 11058, page 132, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2913 Emery Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of September, 2020.

Benjamin Gavin Wilson by Whitney Wilson Attorney in fact

BENJAMIN GAVIN WILSON
BY WHITNEY WILSON, ATTORNEY-IN-FACT

Ryan O'Neil McIntosh by Whitney Wilson attorney in fact

RYAN O'NEIL MCINTOSH
BY WHITNEY WILSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Whitney Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Benjamin Gavin Wilson, as his attorney-in-fact, and that she executed the same for the purposes therein contained, as the free act and deed of Benjamin Gavin Wilson.

WITNESS my hand and seal, this the 10th day of September, 2020.

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/1/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Whitney Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Ryan O'Neil McIntosh, as his attorney-in-fact, and that she executed the same for the purposes therein contained, as the free act and deed of Ryan O'Neil McIntosh.

WITNESS my hand and seal, this the 10th day of September, 2020.



Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 6/6/21