THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930234

Karen Johnson Davidson County
Batch# 487738 DEEDWARR
10/01/2020 02:11:29 PM 2 pgs
Fees: $13.00 Taxes: $3,670.40

20201001-0113635

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $992,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2020.

Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy Nagoshiner and Valerie Nagoshiner 1751 Hillmont Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 15 0M 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Milton S. McGee, III. and Jennifer McGee, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Nagoshiner and Valerie Nagoshiner, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Hillmont Court Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and shown as Exhibit "B" in a Declaration of Covenants, Conditions and Restrictions for Hillmont Court Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100614-0046149, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Milton S. McGee III and spouse, Jennifer McGee, by Warranty Deed from Hybrid Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20110602-0042145, in the Register's Office of Davidson County, Tennessee, dated May 27, 2011 and recorded on June 02, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO SUBDIVISION, as recorded in Plat Book 1424, Page(s) 52.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 22 GLEN ECHO SUBDIVISION, as recorded in Instrument No. 20100614-0046149 and Scrivener's Affidavit recorded in Instrument No. 20100810-0063082.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100614-0046149.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-CRT-20-1157

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1542, Page 340 and Book 1677, Page 361.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3984, Page 810.

Easement recorded in Instrument No. 20100519-0038460.

This is improved property located at 1751 Hillmont Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2020.

Milton S. McGee, III.

Jennifer McGee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Milton S. McGee, III. and Jennifer McGee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022