Karen Johnson Davidson County
Batch# 573119 DEEDWARR
02/11/2021 10:43:10 AM 2 pgs
Fees: $13.00 Taxes: $543.90

20210211-0019724

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2021

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hoagey	NEW OWNER	MAP
2601 Hillsboro Pike UnitB-16		PARCEL 117-03-0B-032.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **David Leslie Settle**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Hoagey and Janice Hoagey, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-16, Parcel No. 32, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to David L. Settle, unmarried and Justine T. Settle, married by Warranty deed from Andrew Properties, Inc and Cherokee Properties, INC of record in Book 5452, page 145, Register's Office for Davidson County, Tennessee, dated June 18, 1979 and recorded on June 19, 1979.

Being the same property conveyed to David L. Settle by Quitclaim deed from Justine T. Settle of record in Book 6385, page 332, Register's Office for Davidson County, Tennessee, dated September 17, 1984 and recorded on September 18, 1984.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2601 Hillsboro Pike UnitB-16, Nashville, TN 37212.**

TO HAVE AND TC HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand( ) this the 8 day of February, 2021.

David Leslie Settle By John Walter Wohlleib Attorney in Fact

David Leslie Settle by John Walter Wohlleib, Attorney-in-Fact

STATE OF California
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Walter Wohlleib** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **David Leslie Settle**, as his Attorney in Fact, as the free act and deed of the within named **David Leslie Settle**.

Witness my hand and official seal this the 8th day of February, 2021.

My Commission expires September 13, 2023

Veronica M. Camarillo
Notary Public

VERONICA M. CAMARILLO
COMM. #2304884
Notary Public - California
Riverside County
My Comm. Expires Sep. 13, 2023

NRO1 NRO1

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the thruthfulness, accuracy, or validity of that document.