Karen Johnson Davidson County
Batch# 678508 DEEDWARR
07/16/2021 01:49:07 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20210716-0095923

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Timothy J. Creed
3418 Golf Club Ln
Nashville TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
none

MAP	**129-07**
GROUP	
PARCEL	**033.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Philip T. Hagey and wife, Margaret F. Hagey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Timothy J. Creed and Cori Creed, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of West Meade Farms, Inc, as shown by plat and survey of record in Plat Book 2133, page 37, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot no. 17, which is a corner lot, fronts 163.0 feet on the southerly margin of Vaughns Gap Road and fronts 327.8 feet on the easterly margin of Groome Drive (a 50 foot unnamed street on said plan), said frontages being joined by a curve having a length of 39.9 feet, and extends back 303 feet on the easterly line and 151.0 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Philip T. Hagey and wife, Margaret F. Hagey by deed from Amit Basu and spouse, Eugene D. Basu of record in Inst No. 20000627-0063714, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VSB-P-21147

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **12th** day of **July, 2021.**

Philip T. Hagey

Margaret F. Hagey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Philip T. Hagey and wife, Margaret F. Hagey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of July, 2021.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $1,250,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2021.

NOTARY PUBLIC
My Commission Expires 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY