WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024
(AFFIX SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-092617

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Douglas H. Agnew and Melanie J. Agnew	Douglas H. Agnew and Melanie J. Agnew	142-15-0C-149.00-CO
(NAME) 149 Hicks Road	(NAME) 149 Hicks Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thousand And No/100 Dollars ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
CHRISTOPHER E. GARDNER, A SINGLE MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DOUGLAS H. AGNEW AND MELANIE J. AGNEW,
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 Unit No. 149 , together with the appurtenant interest in the common element of Breckenridge Condominium, a horizontal property regime established by Master Deed of record in Book 6808, Page 45, Amended in Book 7020, Page 848, in the Register's Of\u64257?ce for said County,said unit being depicted on the Condominium site plan attached as Exhibit " B" to the aforementioned Master deed to which plan reference is hereby made for a More Complete Description.

Ka·en Johnson Davidson County
Batch# 738979 **DEEDWARR**
10/19/2021 09:51:27 AM 3 pgs
Fees: $18.00 Taxes: $740.00

20211019-0140097

Being the same property conveyed to Christopher E. Gardner, a single man by Warranty deed from Ashley Yarbrough, now known as Ashley walker of record in Instrument No. 20080602005549S Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 02, 2008. Being also known as 149 Hicks Road 149 Nashville, Tennessee 37221.

Subject to: all easements, restrictions, rights of way of record, and taxes for the year 2021, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is ☒ property, known as 149 Hicks Road, Nashville, TN 37221
improved

(House No.) (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 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 our hands this 15 day of October 2021.

Christopher E. Gardner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15 day of October, 2021, before me personally appeared Christopher E. Gardner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Kelly Greene Elrod

Serial Number, if any: _____

My Commission Expires: 9/21/2024

