Karen Johnson Davidson County
Batch# 813849 DEEDWARR
03/02/2022 12:11:46 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20220302-0023681

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 9/21/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul G. Hagood and Barbara F. Hagood	New Owner	10408024300
(NAME) 540 Jackson Blvd	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, WE,

JOHN J. CARR AND MICHELE P. CARR, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL G. HAGOOD AND BARBARA F. HAGOOD, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Part of Lot No. 29 on the Plan of O.B. Hayes Large Lots called "Rokeby", as of record in Book 21, Page 87, Register's Office for Said county Described as follows:

Beginning on the Westerly margin of Villa Place at the Southeast corner of the property conveyed to Don Q. Pullen by Deed from a line Lee Fisher and husband, of record in Book 1302, Page 114, Register's Office for said County; thence with Pullen's Southerly line Westwardly 150 feet to the Easterly Margin of an Alley; thence with said Alley Southwardly 50 feet; thence Eastwardly 150 feet to the Westerly margin of Villa Place; thence with said Place Northwardly 50 feet to the beginning.

Being the same property conveyed to John J. Carr and Michele P. Carr, husband and wife by Deed dated May 23, 2018 from Hillside Homes Inc., a Tennessee corporation, recorded May 25, 2018, in Instrument Number 20180525-0050359, in the Official Records of Davidson County, Tennessee.

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.

LT&E File #18842

This *Improved* property is commonly known as: 1219 Villa Place, Nashville, TN 37212

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 my/our hand(s) this 28th day of February, 2022

John J. Carr

Michele P. Carr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2022, before me personally appeared John J. Carr and Michele P. Carr, 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2022.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #18842