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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22124-12-2003**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.<br>Affiant<br>Subscribed and sworn to before me this 29th day of December, 2003.<br>Notary Public<br>My Commission Expires: 11/25/2006 |

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

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| **Address New Owner:**<br>Robert E. Hageman<br>Suzanne Hageman<br>1520 Crosswind Drive<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>Countrywide Home Loans<br>2021 N. Gallatin Road, #292<br>Madison, TN 37115 | **Tax Information:**<br>Map No.172.15<br>Parcel No. 175.00 CO |

**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, **Randall Dale Laurence, Jr. and wife Elisabeth Laurence**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert E. Hageman and wife, Suzanne Hageman** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1520 Crosswind Drive, Nashville, TN, 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of December, 2003.

Randall Dale Laurence, Jr.

Elisabeth Laurence

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Randall Dale Laurence, Jr. and Elisabeth Laurence**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 01/07/04 10:25 2pgs
Fees:13.00 Taxes:684.50

20040107-0002534

# EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 211 on the Plan of Section Ten, Holt Woods, as of record in Plat Book 9700, Pages 281 and 282, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Randall D. Laurence, Jr. and wife, Elisabeth Laurence by deed dated 6/16/97 from Claridge Builders Co., LLC of record in Book 10493, Page 891, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Declaration of Covenants, Conditions and Restrictions for Holt Woods, Section One of record in Book 9570, Page 22, made applicable in Book 10256, Page 506;re-recorded in Book 10258, Page 142, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
4) By-Laws of Holt Woods Homeowners Association,Inc., of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.
5) Dedication of common area to Holt Woods Homeowner's Association, Inc. of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.
6) Charter of Incorporation of Holt Woods Homeowner's Association, Inc. of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of PUD Boundary Addition to Bradford Hills of record in Plat Book 7900, Page 668, Register's Office for Davidson County, Tennessee.