WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/12/05 11:05 2 pgs
Fees:13.00 Taxes:462.50
20051212-0148825

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Smith	Josh Smith	128-13-OA314.00
(NAME)	(NAME)	
314 Westfield Dr.	314 Westfield Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37221	
(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, Patrick T. Hagan, and wife Rachel K. Hagan, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Josh Smith and Denise Smith, 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. :

Being Apt. Unit. 314, on the plan of **Westfield Condominiums,** as of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick T. Hagan, and wife Rachel K. Hagan, by Deed from Teresa L. Creson, unmarried, dated April 28, 2003 and filed for record in Instrument No. 20030502-0058717, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Teresa L. Creson, unmarried, by Deed from Daniel F. Catignani, an unmarried person, dated November 21, 1996 and filed for record in Book 10267, page 170, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

b) Master Deed of record in Book 6678, page 771; amended in Book 6736, page 110; Book 6831, page 982; and in Book 7271, page 256, said Register's Office.

c) Charter of record in Book 6746, page 677, said Register's Office.

d) Easement of record in Book 6250, page 590; and in Book 6831, page 982, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 314 Westfield Dr., Nashville, TN 37221
(House Number) (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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of December, 2005.

Patrick T. Hagan

Rachel K. Hagan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Patrick T. Hagan, and wife Rachel K. Hagan with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 7th day of December 2005.

Commission expires: 03/09/07

Notary Public

KATHRYN N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.