WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/06 10:56 2 pgs
Fees:13.00 Taxes:351.02
20060728-0091414

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES
March 14, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,870.00

Julie A Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Shelly M Bentley
Notary Public

MY COMMISSION EXPIRES: February 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrina Brown	New Owner	108-16-340
(NAME)	(NAME)	
908 Hammack Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, Todd A. Hagemeyer and wife, Paula Hagemeyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katrina Brown, unmarried, 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 Lot No. 110B of the Zone Lot Division of Lots 105 thru 110, Percy Priest Woods, Section 4, as of record in Plat Book 6250, Page 843, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Todd A. Hagemeyer, unmarried, by deed of record in Book 10470, Page 120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Paula Hagemeyer joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Paula Hagemeyer by Todd A. Hagemeyer as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060728-0091413, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 908 Hammack Drive, Nashville, TN 37214

(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.

Witness our hands this 21st day of July, 2006.

Todd A. Hagemeyer

Paula Hagemeyer by Todd A. Hagemeyer, her Attorney in fact

her attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd A. Hagemeyer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2006.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES RUTHERFORD COUNTY, TENNESSEE

Maryanna Gould

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 21st day of July, 2006, before me personally appeared Todd A. Hagemeyer, the person who executed the foregoing instrument on behalf of Paula Hagemeyer and who acknowledged that he executed the same as the free act and deed of the said Paula Hagemeyer, through Power of Attorney granted him by the said Paula Hagemeyer.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2006.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES RUTHERFORD COUNTY, TENNESSEE

Maryanna Gould

Notary Public