WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Karey Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES: 1-26-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Yancey	SunTrust Mortgage, Inc.	Map 84-12-0, Parcel 55.00
(NAME)	(NAME)	
3120 Knobview Drive	201 4th Ave North 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(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, **Michael T. Hagar, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Yancey and wife, Jennifer L, Yancey**, 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.86 on the plan of Knob Section, Lincoya Hills (typographical error on the Quitclaim Deed as Lincoln Hills) of record in Book 2331, page 6, and corrected in Book 2334, page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael T. Hagar and wife, Leigh Anne Hagar by deed from Harold G. Griffin a/k/a Harold G. Giffin and wife, Opal O. Griffin a/k/a Opal O. Giffin dated 7/14/06 of record in Instr. No. 20060718-0086555, Register's Office for Davidson County, Tennessee. Michael T. Hagar and Leigh Anne Hagar having since divorced, Leigh Ann Hagar conveyed all of her interest to Michael T. Hagar by Quitclaim Deed of record in Instr. No. 20070227-0024209, said Register's Office.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 2331, page 6, and corrected in Book 2334, page 169, to any and all easements located on the property; and to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 3120 Knobview 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 my hand this 31st day of August, 2007.

Michael T. Hagar

Davidson County DEEDWARR
Recvd: 09/04/07 16:17 2 pgs
Fees:13.00 Taxes:1128.50

20070904-0106210

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Michael T. Hagar, a single person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he/ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of August, 2007.

Commission expires: 1-26 2008

Donna C. Pionk

Notary Public

