Davidson County DEEDWARR
Recvd: 04/21/08 09:40 2 pgs
Fees:13.00 Taxes:1017.50

20080421-0040086

# WARRANTY DEED

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Affiant

Subscribed and sworn to before me, this 16th day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 107 Page Road, Inc. | 107 Page Road, Inc. | 130-01 |
| (NAME) | (NAME) | (MAP) |
| 107 Page Road | P.O. Box 50913 | 104 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Keith W. Hagan, Carole C. Hagan, Lauren Hagan, and Caroline Hagan hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto 107 Page Road, Inc., hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 3, Block "J" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks I, J & L, of record in Book 1130, page 71, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Keith W. Hagan, Lauren Hagan and Caroline Hagan as joint tenants with right of survivorship, by deed from Susanne Gray Lambremont, dated January 30, 1998, of record in Book 10780, page 919, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 107 Page Road, Nashville, Tennessee 37205

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 16th day of April, 2008.

Keith W. Hagan

Keith W. Hagan

Carole C. Hagan

Carole C. Hagan

Lauren Hagan

Lauren Hagan

Caroline Hagan

Caroline Hagan

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Keith W. Hagan, Lauren Hagan, and Caroline Hagan;*with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.
*Carole C. Hagan

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of April, 2008.

Notary Public

My Commission Expires: 7/5/2011

John M. Wells
State of Tennessee Notary Public
Davidson County