Davidson County DEEDWARR
Recvd: 06/02/08 09:49 2 pg
Fees:13.00 Taxes:847.30

20080602-0055583

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Mary Anne Hill
Affiant

Subscribed and sworn to before me, this 30th day of May, 2008.

Notary Public
My commission expires: 05/03/2010

SHERRI WISE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

15-0804-151401

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary Anne Hill 7993 Boone Trace Nashville TN 37221	Owner	126-15-0-A 113.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason P. Gagner and wife, Shauna L. Gagner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary Anne Hill, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 253, on the Plan of Section Two, Boone Trace at Biltmore, of record in Book 9700, Pages 316-317, as amended in Book 10995, Page 618, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jason P. Gagner and wife, Shauna L. Gagner by deed from National Residential Nominee Services Inc., dated May 12, 2005, recorded June 10, 2005, of record in Instrument No. 20050610-0066470, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7993 Boone Trace, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of May, 2008.

Jason P. Gagner

Shauna L. Gagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason P. Gagner and Shauna L. Gagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of May, 2008.

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010