Davidson County DEEDWARR
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Fees:13.00 Taxes:628.63

20080910-0092743

File No. 280800574

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES
March 14, 2010

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin A. Hagar	Melvin A. Hagar	
(NAME) 3911 Dodson Chapel 1	(NAME) 3911 Dodson Chapel	MAP/PARCEL 086-14-0C-001.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, **I, Jean B. Downs, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Melvin A. Hagar and Deborah K. Hagar, husband and wife**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1, IN A Horizontal Property Regime as shown on the condominium site plan of VILLAS AT WOODHAVEN as shown as Exhibit A-2 of the Master Deed of record in Instrument No. 200110050108857,Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jean B. Downs, unmarried by Deed dated 10/13/2005 from Joe L. Young, Unmarried of record in Instrument No. 200510180125310, recorded 10/18/2005, Register's Office for said County.

Stormwater Easement as shown of record in Instrument No. 200107100073194, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200110050108856, Register's Office for said County.

QC to Homeowner's Association for Common Area as shown of record in Instrument No. 200310010144806, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in Instrument No. 200110050108857 in the Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3911 Dodson Chapel 1, Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 4th day of September, 2008.

Jean B. Downs

Jean B. Downs

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jean B. Downs, unmarried, 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 purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 9/4/2008.

My Commission Expires: 11-28-09

Tracey Trumpbour

Notary Public

File Number: 280800574

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPBOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN