Davidson County DEEDWARR
Recvd: 10/02/08 13:51 2 pgs
Fees:13.00 Taxes:547.60

20081002-0100269

SUSAN FRANSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00
X
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2008.
Susan Fransley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel G. Hagemann 735 Tulip Grove Road #237 Hermitage, TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	Map 75.12 Group F Parcel 64

For and in 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,

Elizabeth R. Walter, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daniel G. Hagemann, 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:

Land in Davidson County, Tennessee, being Lot 64 AKA Unit 237, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth R. Walter, a Single Woman by deed from Marquis Homes, LLC, a Tennessee limited liability company dated December 29, 2006 of record in Instrument Number 20070105-0002187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20050525-0059119, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Tulip Cove Townhomes, Register's Office for Davidson County, Tennessee, and the Charter and By-Laws appended thereto in including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument No. 20050525-0059119 and Amended Instrument No. 20080103-0000699, said Register's Office.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **735 Tulip Grove Road Unit #237, 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 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(s) this 26 day of September, 2008.

Elizabeth R. Walter

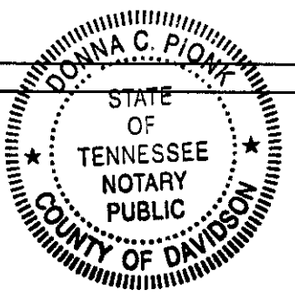
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Elizabeth R. Walter, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of September, 2008.

Donna C. Piorle
NOTARY PUBLIC

My Commission Expires: 1-9-2012



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076