THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28391-01-2009** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,410,000.00. Jason R Padgett Affiant Subscribed and sworn to before me this 13th day of March, 2009. Notary Public My Commission Expires: My Commission Expires NOV. 14, 2009

WARRANTY DEED

Address New Owner: Jason R. Padgett 3817 Trimble Road Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 1300701000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Agee and wife, Shannon Agee**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason R. Padgett and Jordan E. McLain, both unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3817 Trimble Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of March, 2009.

Joseph Agee

Shannon Agee

BILL GARRETT, Davidson County
T20090017305 DEEDWARR
Recvd: 03/16/09 10:21 2 pgs
Fees:13.00 Taxes:5217.00
20090316-0023225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph Agee and Shannon Agee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the plan of Charter & King Lands, as of record in Book 37, page 99, Register's Office for said County, being Lot No. 26 on the final plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W. B. Southgate,Surveyor, as follows:

Beginning on the southerly margin of Trimble Road at a point 200 feet 10 inches west of the northwest corner of the property conveyed to A. R. Greene by deed from Floyd Adkisson, Trustee, of record in Book 1306, page 442, said Register's Office, said point being the corner of Lot Nos. 26 and 27; thence with the southerly margin of said Road, westwardly 100 feet to the corner of Lot Nos. 25 and 26; thence with the line between said two lots, southwardly 362 feet 6 inches to the common corner of Lot Nos. 11, 12, 25 and 26; thence with the line between Lot Nos. 11 and 26; eastwardly 100 feet to the common corner of Lot Nos. 10, 11, 26 and 27; thence with the line between Lot Nos. 26 and 27, northwardly 365 feet to the beginning.

Being the same property conveyed to Joseph Agee and wife, Shannon Agee by deed dated November 18, 2005 from Susan Thetford and Hugh Nelson Partnership of record in Instrument No. 20051122-0141240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 37, page 99, Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 613, page 404, Book 756, page 509, Book 944, page 578 and Book 924, page 24, Register's Office for Davidson County, Tennessee.