# WARRANTY DEED

HADFIELD-H09072

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson ~~Sumner~~
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,750.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires:
Aug. 22, 2011

**THIS INSTRUMENT WAS PREPARED BY:**
Property Title Services, LLC
131 Indian Lake Road, Suite 208
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian Hadfield, unmarried man | Pinnacle National Bank | 118.10-0-105.00 |
| (NAME) | (NAME) | |
| 826 Pleasant Valley Road | 211 Commerce Street, Ste 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37204 | Nashville, TN 37201 | |
| (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, DANIEL M. SWAGLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRIAN HADFIELD, UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 22 on the Plan of Map of Pleasant Valley, as shown on plat of record in Plat Book 1424, page 63, in the Register's Office for Davidson County, TN, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daniel M. Swagler by Deed from Pioneer Properties, a Tennessee general partnership of record in Inst. # 20090306 -0020371 recorded March 6, 2009, Register's Office for Davidson County, Tennessee.

Prior Deed of record in Inst. # 20000331-0032483 recorded March 31, 2000 and of record in Book 11616, page 884 recorded August 12, 1999.

unimproved ( )
This is improved ( X ) property, known as 826 Pleasant Valley Road, Nashville, Tennessee 37204
(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/our hand(s) this 14th day of July, 2009.

Daniel M. Swagler

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**STATE OF Tennessee**

**COUNTY OF Davidson** ~~Sumner~~

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named Daniel M. Swagler , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2009.

My Commission Expires:

My Commission Expires:
Aug. 22, 2011

Notary Public

BILL GARRETT, Davidson County
Trans:T20090048270 DEEDWARR
Recvd: 07/17/09 10:46 1 pgs
Fees:13.00 Taxes:938.88

20090717-0067114