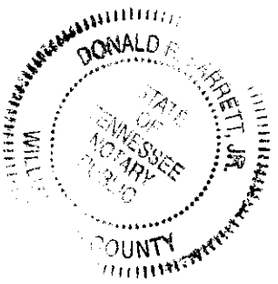
File No. 290700370

WARRANTY DEED



STATE OF TENNESSEEWI
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: . 10/10/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090055104 DEEDWARR
Recvd: 08/12/09 12:39 2 pgs
Fees:13.00 Taxes:1211.75

20090812-0075981

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Hagler	NEW OWNER	104-021B-006.00-CO
(NAME) 228 Druid Hills Dr.	(NAME)	
(ADDRESS) Dickson, TN 37055	(ADDRESS)	
(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 , Craig N. Cumming, an unmarried man,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Randy Hagler and wife, Deborah Hagler,** hereinafter called the grantee(s), 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 Unit A, as shown on the plan of Graymont Park, a Horizontal Property Regime with Private Elements, filed as Exhibit C to, and established by the Master Declaration of Covenants, Conditions and Restrictions for Graymont Park, of record in Instrument 20050803-0090964 and amended in Instrument 20060912-0112893, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to Craig N. Cumming, an unmarried man, by deed from Graymont Group, LLC, of record in Instrument 20061227-0159269, dated December 20, 2006 and filed for record on December 27, 2006, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 421, Pages 82-83, said Register's Office.

Master Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Instrument 20050803-0090964, and Instrument 20060912-0112893, said Register's Office

Sanitary Sewer/Water and Storm Drainage Easement of record in Instrument 20050726-0086759, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20050726-0086760, said Register's Office.

Charter of Graymont Park Homeowners Association, Inc. of record in Instrument 20051007-0121203, said Register's Office.

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 3186 Parthenon Ave. Unit A, Nashville, TN 37203
(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), 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), 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 5th day of August, 2009.

Craig N. Cumming

Craig N. Cumming
by Deirdre N. Russell
his atty in fact

STATE OF TENNESSEEWI

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Deirdre N. Russell, with whom I am personally acquainted and who proved herself to be the attorney in fact of Craig N. Cumming and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand at office this 5th day of August, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 290700370

RETURN TO: