File No. 91088

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090078180 DEEDWARR
Recvd: 11/17/09 12:51 2 pgs
Fees:13.00 Taxes:323.75
20091117-0105827

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 04/23/2013

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Hagan Jr.	New Owner	117-03-0B-074.00 CO
(NAME)	(NAME)	
2003 Cedarmont Dr		
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Richard L. Dunlap, III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Hagan, Jr., 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 Unit No. E-11, Parcel No. 74, in a horizontal property regime which is located on the plat (revised) of Villager Condominiums, of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5434, page 665, as corrected in Book 5487, page 967; amended By-Laws of record in Instrument Number 20080416-0038631, and Rules and Regulations of record in Instrument Number 20090616-0055824, said Register's Office.

Being part of the same property conveyed to Richard L. Dunlap, III by Quitclaim Deed from Deanna M. Dunlap, dated 6/4/07 and recorded 6/18/07 in Instrument Number 20070618-0072300, Register's Office for Davidson County, Tennessee (pursuant to the terms of a Final Decree of Divorce filed as Civil Action No. 19541 in the Chancery Court of Henry County, Tennessee); and being the same property previously conveyed to Richard L. Dunlap, III and wife, Deanna M. Dunlap by Warranty Deed from Richard A. Sneed and wife, Anne T. Sneed, dated 12/1/88 and recorded 12/5/88 in Book 7719, page 820, Register's Office for Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Book 5434, page 665, as corrected in Book 5487, page 967; amended By-Laws of record in Instrument Number 20080416-0038631; Rules and Regulations of record in Instrument Number 20090616-0055824; Charter of record in Book 5441, page 815; Right-of-Way Easement to the State of Tennessee for Highway Purposes of record in Book 4808, page 424; and all matters shown on plat of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the principal residence of the Grantor.

File No. 91088

unimproved ☐
This is improved ☒ property, known as 2601 ~~2061~~ Hillsboro Pike Unit E-11, Nashville, TN 37212
(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 this 12th day of November, 2009.

Richard L. Dunlap III

STATE OF TENNESSEE

COUNTY OF Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD L. DUNLAP, III, the bargainor(s), 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 this 12 day of November, 2009.

Commission expires: 6/19/12

Notary Public

ROSANN AUTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE