**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20090079867 DEEDWARR
Recvd: 11/24/09 11:54 2 pgs
Fees: 13.00 Taxes: 277.50
20091124-0108085

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and Sworn to before me, this 20th day of November, 2009.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEENAN NOTARY PUBLIC STATE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Betsy L. Hagewood<br>523 Harding Place, B19<br>Nashville, TN 37211 | Bank of America, N.A.<br>9000 Southside Blvd.<br>Jacksonville, FL 32256 | 147020A01900CO |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tina Burks, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Betsy L. Hagewood, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 19, Building "B" in The Coach House, a condominium, as shown on the Plat of The Coach House, of record in Book 4675, page 107, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tina Burks by deed dated 9/6/07 from Amy K. Holmes now known as Amy McClung of record in Instrument No. 20070913-0110023 Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4675, Page 107, said Register's Office.

Subject to covenants, conditions and restrictions as contained in the Master Deed for The Coach House condominiums as of record in Book 4809, page 829; amended in Book 4813, page 964; Book 5100, page 894, Register's Office for Davidson County, Tennessee.

Subject to Charter of The Coach House of record in 4813, page 686, Register's Office for Davidson, TN.

Subject to Bylaws of record in 4809, page 859, and amended in Book 5100, page 897, Register's Office for said County.

This is ( x ) improved ( ) unimproved property known as 523 Harding Place, B19, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 20th day of November, 2009.

Tina R. Burks

**Tina Burks**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Tina Burks** the within named bargainor, with whom I am personally acquainted (or 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 and official seal at Brentwood, Tennessee, this 20th day of November, 2009.

Phyllis Keenan

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
NOTARY PUBLIC
DAVIDSON COUNTY