BILL GARRETT, Davidson County
Trans:T20100014349 DEEDWARR
Recvd: 03/10/10 13:36 2 pgs
Fees:13.00 Taxes:388.50
20100310-0018485

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/07/11

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hoagey and wife, Janice Hoagey	Same	
2020 Crencord Drive	(NAME)	117-3B-237.00 CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE HUNDRED FIVE THOUSAND DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mary T. Spencer and Susan Crane, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Hoagey and wife, Janice Hoagey, hereinafter called the Grantees, 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 UNIT NO. Q-7 ON THE PLAN OF REVISED THE VILLAGE CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 5200, PAGE 201, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF VILLAGER CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 5434, PAGE 665, CORRECTED IN BOOK 5487, PAGE 967, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO AARON F. TOWNSEND, UNMARRIED BY WARRANTY DEED FROM SIROOS AZHDARINASSAB AND WIFE, SUDABEH AZHDARINASSAB, RECORDED ON THE 29TH DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001129-0117134, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AARON F. TOWNSEND HAVING SINCE DIED ON OCTOBER 22, 2009, UNMARRIED AND INTESTATE, AND HIS ESTATE IS BEING PROBATED IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, TO DOCKET NO.09P1894, HIS HEIRS AT LAW ARE HIS TWO SISTERS, MARY T. SPENCER AND AND SUSAN CRANE, THE GRANTORS HEREIN.

MARY T. SPENCER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SUSAN CRANE, PURSUANT TO LIMITED DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20100310-0018484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Road, 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 8th day of March, 2010.

Mary T. Spencer
Mary T. Spencer

Susan Crane by her attorney in fact Mary T. Spencer
Susan Crane, by her attorney-in-fact, Mary T. Spencer

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Personal Acknowledgment [TCA § 66-22-107(a)]

State of North Carolina
County of Catawba

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, (Mary T. Spencer), 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, at office, this 6 day of MARCH, 2010.

Rahat A Ahmed
Notary Public

My commission expires: 10/23/2012

RAHAT A. AHMED NOTARY PUBLIC CATAWBA COUNTY, N.C.

Acknowledgment for Person Signing under Power of Attorney [TCA § 66-22-107(c)]

State of North Carolina
County of Catawba

On this 6 day of March, 2010, before me personally appeared Mary T. Spencer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan Crane, and who acknowledged that she executed the same as the free act and deed Susan Crane.

Rahat A Ahmed
Notary Public

My commission expires: 10/23/2012

RAHAT A. AHMED NOTARY PUBLIC CATAWBA COUNTY, N.C.