File No. 210040141

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/19/10 12:19 3 pgs
Fees:18.00 Taxes:299.70
20100519-0038643

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Marie Henderson Revocable Declaration of Trust, dated January 31st, 2008	Sheila Marie Henderson Revocable Declaration of Trust, dated January 31st, 2008	MAP 098090C00500
(NAME) 5015 John Hagar Rd.	(NAME) 5015 John Hagar Rd.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage TN 37076	
(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, **Louise Hager Davis**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Sheila Marie Henderson Revocable Declaration of Trust, dated January 31st, 2008**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of land in the 12th Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee, bounded on the north by John Hager Road, on the east by Lucille Hagar Hall (D.B. 4970, PG. 31), on the south by Windsong Subdivision (Inst. #20001122-0115313) and on the west by South New Hope Road. Property is more particularly described as follows: Commence at a set iron pin at the northwest corner of Lucille Hager Hall (Map 98, Parcel 140), the northeast corner of proposed Lot 7, Hager Glen Subdivision (not of record this date), also being a point in the southerly right of way of John Hager Road; thence, with said right of way and a 1075.31 foot radius curve to the right, a distance of 133.98 feet, a chord bearing and distance of S 54 deg. 43' 03" W, 133.90 feet to the point of beginning, the northeast corner of proposed Lot 5, Hager Glen Subdivision; thence, leaving said right of way, with the easterly line of proposed Lot 5, S 31 deg. 54' 50" E, a distance of 189.56 feet to the southeast corner of Lot 5; thence, with the south line of Lot 5 and a 75.00 foot radius curve to the right, a distance of 54.38 feet, a chord bearing and distance of S 59 deg. 36' 43" W, 53.20 feet; thence, S 80 deg. 23' 02" W, a distance of 24.47 feet to the southwest corner of Lot 5, also being the southeast corner of Lot 4; thence, with the easterly line of Lot 4, N 28 deg. 31' 40" W, a distance of 181.38 feet to the northeast corner of Lot 4, a point in the southerly right of way of John Hager Road; thence, with said right of way and a 1075.31 foot radius curve to the left, a distance of 65.15 feet, a chord bearing and distance of N 60 deg. 01'22" E, 65.14 feet to the point of beginning and containing 13,475 square feet or 0.309 acres, more or less, according to a preliminary survey of Hagar Glen Subdivision, by SEC, Inc. 123 Samsonite Boulevard, Murfreesboro; TN 37129, last revised November 14, 2003, Project No. 023401, Mark P. Lee, Registered Engineer No. 19,186.

This property is now also known as Lot No. 5 on the FINAL PLAT, HAGAR GLEN SUBDIVISION, as shown by plat of record in Instrument No. 20050203-0012916, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Louise Hager Davis by QuitClaim Deed dated January 26, 2005, from Hager's Glenn, LLC, a Tennessee Limited Liability Company and filed for record on January 28, 2005, in Instrument No. 20050128-0010432, Register's Office for said County.
And previously being a portion of the same property conveyed to Hager's Glenn, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20040316-0029954, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20050203-0012916, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20080409-0035648, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Instrument No. 20060425-0047070, Register's Office of said County.

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 5015 John Hagar Rd., Hermitage, TN 37076
(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), HER 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), HER 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 12th day of May, 2010.

Louise Hager Davis
Louise Hager Davis

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Louise Hager Davis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of May, 2010.

Commission expires: June 5, 2012

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210040141

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013