THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services

900 S. Gay Street, 4th Floor

Knoxville, TN 37902

Address New Owner(s)
R. Stephen Hagood and Andrea E. Hagood
Philip M. Hagood
760 Wedgewood Park Unit 108
Nashville TN 37203

Send Tax Bills To:
Branch Banking and Trust Company
223 West Nash St
Wilson NC 27893

Map & Parcel Nos.:
104-10-0-C-108.00-C0

BILL GARRETT, Davidson County
Trans:T20100047044 DEEDWARR
Recvd: 08/02/10 09:39 2 pgs
Fees:13.00 Taxes:832.50

20100802-0060151

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th day of July, 2010**, by and between **Alison Allan, unmarried, (formerly known as Alison Katherine Allan)** party of the first part, and **R. Stephen Hagood and Andrea E. Hagood, married, and Philip M. Hagood, unmarried, as joint tenants in common with rights of survivorship,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($225,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land located in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 108 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park, of record in Instrument Number 20050510-0052804, as amended in Instrument Numbers 20060216-0019060 and 20060228-0022838, in the Register's Office of Davidson County, Tennessee, under the provisions of the Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 108 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed from New Urban Village Development, LLC, a Tennessee Limited Liability Company, to Theodore J. Pins, an unmarried man, by Warranty Deed dated March 3, 2006, of record in Instrument Number 20060307-0026196, in the records for Davidson County, TN.

Being the same property conveyed from Theodore J. Pins, to Alison Vekasi, unmarried, and Brandon Allan, unmarried, by Warranty Deed dated July 28, 2008, of record in Instrument Number 20080730-0077693, in the records for Davidson County, TN. Being the same property conveyed from Brandon Allan, to Alison Allan, by Quitclaim Deed, dated March 1, 2010, of record in Instrument Number 20100326-0022755, by Corrected Quitclaim Deed dated April 6, 2010, of record in Instrument Number 20100409-0026960, in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Alison Vekasi
Alison Allan nka Alison Vekasi

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alison Allan nka Alison Vekasi** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **29th day of July, 2010**.

KATHY SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My commission expires: 6/3/2014

Kathy Sullivan
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$225,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **29th day of July, 2010**.

Suzette Byrd
My commission expires 6-30-2013

SUZETTE BYRD
NOTARY PUBLIC
STATE OF TENNESSEE
KNOX COUNTY, TN

PROPERTY ADDRESS:
760 Wedgewood Park, Unit 108
Nashville, TN 37203