File No. 210080536

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100055322 DEEDWARR
Recvd: 09/03/10 10:01 2 pgs
Fees: 13.00 Taxes: 231.25
20100903-0070157

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-20-11
(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Hagan Jr.	Thomas W. Hagan Jr.	142090E10100
(NAME)	(NAME)	
~~1315 General George Patton Road~~ 2003 Cedarmont Dr	same as new owner	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37221~~ 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 grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , Rita P. Volz, Trustee U/A/D May 21, 1997 of the Volz Revocable Living Trust Agreement, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Thomas W. Hagan Jr., married, hereinafter called the grantee(s), 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. 1315, along with Carport 1315-C, shown as C-101 on plat, on the plan of Section Seven, Phase One, River Plantation, of record in Plat Book 5200, Pages 705-706 and amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Rita P. Volz, Trustee, u/a/d May 21, 1997 of the Volz Revocable Living Trust Agreement by Deed from Rita P. Volz, Individually, dated 05/21/1997 and filed for record on 05/23/1997 in Book 10465, Page 178, Register's Office for Davidson County, Tennessee.

Property taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. 2010 Property Taxes have been pro-rated between Grantor and Grantee.

All matters as set forth per Plat Book 5200, Page 562, Plat Book 5200, Page 705-706, Book 6392, Page 321, said Register's Office.

Master Deed of record in Book 6226, Page 9, said Register's Office.

By-Laws of record in Book 6226, Page 18, said Register's Office.

All matters set out in deed including but not limited to an easement of record in Book 2274, Page 547, and Book 3770, Page 6, said Register's Office.

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 1315 General George Patton Road, Nashville, TN 37221
(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), 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), 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 our hands this 30th day of August, 2010.

Rita P. Volz, Trustee U/A/D May 21, 1997 of the Volz Revocable Living Trust Agreement

By: Rita P. Volz, Trustee

Rita P. Volz, Trustee

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita P. Volz with whom I am personally acquainted and who proved himself/herself to be the Trustee of The Rita P. Volz Revocable Living Trust dated May 21, 1997, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of August, 2010.

Commission expires: 9/23/13

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 210080536

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064