PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20100056825 DEEDWARR
Recvd: 09/10/10 10:13 2 pgs
Fees:13.00 Taxes:203.50
20100910-0071991

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50615
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas W. Hagan, Jr. ~~914 Todd Preis Drive~~ ~~Nashville, Tennessee 37221~~ 2003 Cedarmont Dr Franklin, TN 37067	New Owner 2003 Cedarmont Dr Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 142050D00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$50,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fannie Dee Ellis, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas W. Hagan, Jr. married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-408 together with carport designated as A-408-C of Phase One, Section Four, River Plantation, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record In Book 4860, pages 17, 18 and 19, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Fannie Dee Ellis, unmarried by warranty deed from Harold D. Snell and Norma L. Snell, Trustees of the Snell Family Revocable Living Trust Agreement , dated January 9, 1996, dated Oct. 30, 2009 and recorded on Nov. 3, 2009 of record in Doc. No. 20091103-0101570, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Pages 17, 18 and 19 as amended in Book 4860, pages 107, 108 and 109, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4892, page 440, Book 4956, page 756, Doc. No. 20050128-0010626, Doc. No. 20050602-0062760said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 914 Todd Preis Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2010.

Fannie Lee Ellis

Fannie Dee Ellis

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2010 , before me the undersigned authority, personally appeared Fannie Dee Ellis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTOPHER W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$50,000.00~~ $155,000.00

Kim Williams

Affiant

Sworn and subscribed before me this the 30th day of August, 2010

Dorothy E. Welch

Notary Public

My Commission Expires: 6-20-14

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY