NEW OWNER:

John R. Hageman and wife, Shauna R. Miller
524 Mansion Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215
Map 092
Group 03-0
Parcel 353.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 10-0498

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20100071229 DEEDWARR
Recvd: 11/09/10 13:48 3 pgs
Fees:18.00 Taxes:307.10
20101109-0090025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Five Thousand, and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **TOMMIE L. JOHNSON, II** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN R. HAGEMAN and wife, SHAUNA R. MILLER** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, situated in the 3rd Ward of the City of Nashville, and being part of Lot No. 1 in T.W. Crutchers subdivision of part of Lot No. 12 in Hardings Lytle Tract, a plan of which subdivision is recorded in Book 57, page 81, of the Register's Office for Davidson County, Tennessee, and is here specially referred to. The part of said Lot No. 1 herein conveyed is described thus; BEGINNING in the northern margin of Hermosa Street, in the south east corner of said lot; and running westwardly with said street sixty (60) feet; thence at right angles to said Street Northwardly, 180 1/2 feet to at 15 foot alley; thence eastwardly with said alley; thirty five and one-half (35 1/2) feet to the northeast corner of said lot; and thence southwardly wit the Eastern margin of said lot No. 1, 181 1/2 feet to the beginning.

Being the same property conveyed to Tommie L. Johnson, II, unmarried, by Warranty Deed from Joan M. Williams, dated February 2, 1996 and of record in Record Book 9943, Page 412, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1900 Hermosa Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with delivery of Warranty Deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of November, 2010.

TOMMIE L. JOHNSON, II

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **TOMMIE L. JOHNSON, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office, this 5th day of November, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is 83,000.00 ~~$85,000.00~~

AFFIANT

Sworn to and subscribed to before me this 5th day of ~~October~~ November, 2010.

NOTARY PUBLIC

My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY