KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

|STATE OF TENNESSEE
|COUNTY OF ~~Davidson~~ WILLIAMSON
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$149,900.00**
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF December, 2010.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: May 31, 2011
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua & Karin Carl 225 Amherst Drive Nashville, TN 37214	new owner	Map 084 Group 14 Parcel 119.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Charles E. Hager and wife, Pamela S. Hager

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joshua Carl and Karin Carl, husband and wife

Hereinafter called the grantees, their 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 Lot No. 102 on the Plan of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and legal description.

Being the same property conveyed to Charles E. Hager and wife, Pamela S. Hager by Deed from Betty Jean Taylor dated April 21, 1995 of record in Book 9655, Page 305, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 2271, Page 541, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for Sewer and Storm Drainage to Metropolitan Government in Book 4896, Page 139, said Register's Office.
4) 2011 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **225 Amherst Drive, Nashville, TN 37214**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand(s) this 20 day of December, 2010.

Charles E. Hager

Pamela S. Hager

BILL GARRETT, Davidson County
Trans:T20100080616 DEEDWARR
Recvd: 12/22/10 13:37 2 pgs
Fees:13.00 Taxes:554.63
20101222-0101856

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles E. Hager and wife, Pamela S. Hager, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076