Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 12/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Hagan Jr.	New Owner	142090H11600CO
(NAME)	(NAME)	
2003 Cedarmont Dr.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110046028 DEEDWARR
Recvd: 07/29/11 09:46 2 pgs
Fees:13.00 Taxes:486.55
20110729-0058101

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, I, **James E. Carnes, Jr., unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas W. Hagan, Jr., married**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 9008, on the plan of River Plantation, Section IX, Phase IID, of record in Plat Book 7900, Page 520, said Register's Office, reference to which is hereby made for a more complete description. And being further established by the Master Deed for River Plantation, a Horizontal Property Regime of record in Book 8061, Page 341 and amended in Book 8844, page 642, Book 8975, Page 89, Book 9326, Page 713 and Instrument 200411240140994, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to James E. Carnes, Jr. and wife, Marjean R. Carnes by Deed from Haury & Smith Contractors Inc., dated 01/03/1993 and filed for record on 01/05/1994 in Book 9210, Page 35, Register's Office for Davidson County, Tennessee. The said Marjean R. Carnes having since died vesting solely in James E. Carnes, Jr. as surviving tenant by the entirety.

This conveyance is made subject to the following: All matters as set forth per Plat Book 7900, Page 519, Plat Book 7900, Page 520, said Register's Office; Restrictions of record in Book 7389, Page 924; Master Deed and By-Laws filed for record in Book 8061, Page 341; Said Master Deed was amended of record in Book 8844, Page 642, Book 8975, Page 89, Book 9326, Page 713 and in Instrument 200411240140994; Charter of record in Book 7402, Page 591; Charter of record in Instrument 200411050133835; Davidson County Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 9008 Sawyer Brown 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), their heirs and/or 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), their heirs and/or 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 my hand this 26th day of July, 2011.

James E. Carnes, Jr.
BY: James E. Carnes, III
His Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES E. CARNES, III, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of JAMES E. CARNES, JR., for the purposes therein contained, and who further proved to me that he is the Attorney-In-Fact for JAMES E. CARNES, JR. and is authorized by JAMES E. CARNES, JR. to execute this instrument on his behalf.

Witness my hand this 26th day of July, 2011.

NOTARY PUBLIC

My Commission expires: 9/23/15

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

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