BILL GARRETT, Davidson County
Trans:T20110047621 DEEDWARR
Recvd: 08/04/11 12:37 2 pgs
Fees:13.00 Taxes:625.30
20110804-0060024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $169,000.00 (One Hundred Sixty Nine Thousand).

Patrick Hagan
AFFIANT

Subscribed to and sworn before me this 28th day of July, 2011.

C. Loy Carney
NOTARY PUBLIC MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Patrick Hagan and Yolanda Hagan 511 Ronnie Road Madison,TN 37115	Bank of America Recon Trust Co./TX2-979-01-7 P.O Box 619003 Dallas, TX 75261-9003	Map Parcel 0421003800

WARRANTY DEED

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, I/WE, **MARY G. MARTIN AND HUSBAND RAY J. MARTIN, JR.**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PATRICK HAGAN AND WIFE YOLANDA HAGAN**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 3 on the Plan of Haven Acres, Section I, as of record in Book 2331, Page 89, Register's Office for said County.

Said Lot No. 3 fronts 150 feet on the west side of Ronnie Road and runs back 250.01 feet on the north line and 289.24 feet on the south line to a dead line in the rear measuring 155.04 feet.

Being the same property conveyed to Mary G. Martin by deed from Ray J. Martin, Jr., of record in Instrument No. 20030121-0008097 Register's Office for Davidson County, Tennessee.

RAY J. MARTIN, JR. spouse of Mary G. Martin joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **511 RONNIE ROAD** **MADISON,TN37115**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2011

WITNESS, this 28th day of July, 2011.

Mary G. Martin

Ray J. Martin, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of July, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary G. Martin and Ray J. Martin, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of July, 2011.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

LTSR Number:

GTE File: 2011