WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

GALE G. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT110700269

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hagler	Access National Mortgage	
(NAME)	(NAME)	
157 McCall St.	2000 Glen Echo Road, Suite 211	13307000200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110719

For and 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, Davene Ingram**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew Hagler and wife, Rachel Millar Hagler**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING parts of Lot Nos. 29 and 30 on the plan of Hinchley Petway Property of record in Minute Book 1, page 442, Chancery Court of Davidson County, Tennessee, and according to an unrecorded survey made by George W. Watkins, Surveyor, dated October 7, 1953, as follows: Said Tract of land begins at a point on the southerly side of New Antioch Pike (formerly McCall Street) 33 feet, more or less, Westwardly from the common line of Lots 29 and 30 of said Hinchley Petway Plan; thence South 3° 10' West 216.2 feet to a point; thence South 87° 15' East 94.3 feet to a point; thence North 3° 05' East 214.8 feet to a point in the Southerly margin of New Antioch Pike; thence Westerly along the Southerly margin of said pike, 93.9 feet to the point of beginning.

BEING all of the same property conveyed to Sharon R. Parsons by Warranty Deed from R.H. Sullivan and wife, Elizabeth C. Sullivan, dated July 19, 1984 and filed of record in Deed Book 6342, Page 941, Register's Office for Davidson County, Tennessee. The said Sharon R. Parsons, died testate, a citizen and resident of Davidson County, Tennessee, on or about October 22, 2007, and under the terms of her will, which will appears in the records of the Chancery Court Clerk's Office for Davidson County, Tennessee, she devised subject premises to Davene Ingram. (See Affidavit of Inheritance of record in Instrument 20100713-0054841, Register's Office for said County)

unimproved ☐

This is improved ☒ property, known as 157 McCall St., Nashville, TN 37211

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20110049773 DEEDWARR
Recvd: 08/15/11 10:17 2 pgs
Fees:13.00 Taxes:665.63
20110815-0062664

Witness my hand this.

Davene Ingram

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Davene Ingram, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Davene Ingram executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2011.

Commission expires: 4/23/2013

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public