BILL GARRETT, Davidson County
Trans:T20120019299 DEEDWARR
Recvd: 03/16/12 12:47 2 pgs
Fees:13.00 Taxes:562.40
20120316-0022739

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Ryan O'Hern & Taylor O'Hern
4049 Stonybrook Drive
Nashville, TN 37221

SEND TAX BILL TO:
Fifth Third Mortgage
5001 Kingsley Drive
Cincinnati, OH 45227

TAX ID 141-06-0-C-077.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Richard F. Haglund, III and wife, Jennifer Haglund,** has this day bargained and sold, and does hereby transfer and convey unto **Ryan O'Hern and wife, Taylor O'Hern,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Final Plat of Riverbridge Community, Phase 1B, of record as Instrument Number 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Richard F. Haglund, III and wife, Jennifer Haglund by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation of record in Instrument Number 20040326-0034566, in the Register's Office for Davidson County, Tennessee, dated March 25, 2004.

This is improved property known as: **4049 Stonybrook Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20030709-0094605 and restrictions in Instrument No. 20030205-0016044, amended in Instruments of record in Instruments no. 20030303-0027396, Supplemented by instrument No. 20030806-0111893 and Instrument No. 20090317-0023975, and encumbrances as may be shown of record in the

office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of February, 2012

Richard F. Hagland III

Richard F. Hagland, III

Jennifer Hagland

Jennifer Hagland

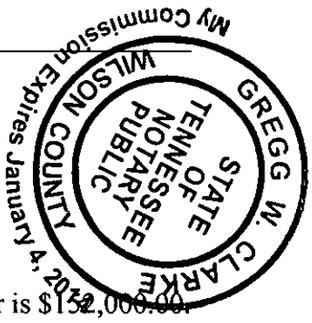
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Richard F. ~~Hagland~~ HAGLUND, III and Jennifer ~~Hagland~~ HAGLUND**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of February, 2012.

NOTARY PUBLIC

My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of February, 2012.

NOTARY PUBLIC

My Commission Expires: _____

