BILL GARRETT, Davidson County
Trans:T20120035188 DEEDWARR
Recvd: 05/14/12 09:43 2 pgs
Fees:13.00 Taxes:407.00
20120514-0041268

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $110,000.00 (One Hundred Ten Thousand).

Margaret O. Morton
AFFIANT

Subscribed to and sworn before me this 30th day of April, 2012.

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

My Commission Expires JAN. 7, 2013

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:
Margaret O. Morton 4404 Illinois Avenue Nashville,TN 37209	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	09112001500

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, **WILLIAM M. HAGEWOOD, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARGARET O. MORTON AN UNMARRIED WOMAN**, 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. 307 of Block 44 Plan No. 1 West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No 307 front 25 feet on the northerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William M. Hagewood, unmarried by Warranty Deed of record in Instrument Number 20100517-0037760, Register's Office for Davidson County, Tennessee.

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: **4404 ILLINOIS AVENUE** **NASHVILLE,TN37209**

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.

WITNESS, this 30th day of April, 2012

William M. Hagewood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William M. Hagewood** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of April, 2012.



Notary Public

Commission Expires:

My Commission Expires JAN. 7, 2013