Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VJ 1205 00276

39-B
File #12-1177

BILL GARRETT, Davidson County
Trans:T20120043285 DEEDWARR
Recvd: 06/12/12 11:29 2 pgs
Fees:13.00 Taxes:856.55

20120612-0051357

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas A. GiaQuinta and wife, Sarah E. Rich,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caitlin R. Hagedorn, an unmarried woman and Hannah Messinger, an unmarried woman as Tenants in Common and James G. Hagedorn, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot 5, Cumberland Meadows, Section Two, First Amendment, as shown on the plat of record in Instrument No. 20050525-0059134, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Thomas A. GiaQuinta, unmarried and Sarah E. Rich, unmarried by deed from Robert David Todd and wife, Elizabeth A. Todd date June 5, 2009 of record as Instrument No. 20090609-0053561, Register's Office for Davidson County, Tennessee. Thomas A. GiaQuinta and Sarah E. Rich are now married.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 830 Beth Drive, Nashville TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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 THE EXECUTION HEREOF this 7th day of June, 2012.

Thomas A. GiaQuinta

Sarah E. Rich

State of Tennessee)
County of Davidson)

On this 7th day of June, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas A. GiaQuinta and Sarah E. Rich, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

SHELLY PISTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 231,500.00.

Affiant

Sworn and subscribed before me on this the 7th day of June, 2012.

Notary Public

My Commission Expires: _____

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James G. Hagedorn 830 Beth Drive Nashville, TN 37206	First Community Mortgage, Inc and Mortgage Electronic Registrations 275 Robert Rose Drive Murfreesboro, TN. 37129	84-5-76