BILL GARRETT, Davidson County
Trans:T20120065530 DEEDWARR
Recvd: 08/31/12 12:10 5 pgs
Fees:28.00 Taxes:4588.00
20120831-0078966

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Address New Owners As & Send Tax Bills To:

Kevin M. Young and Shannon P. Young
5527 South Stanford Drive
Nashville, TN 37215

Map & Parcel Number:

131 13 0 007.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Keith W. Hagan** and wife, **Carole C. Hagan** (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kevin M. Young** and wife, **Shannon P. Young** (hereinafter collectively referred to as the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property;

that the Property is free from all encumbrances made or suffered by the Grantors, except to the extent otherwise set forth in Exhibit B hereto; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantors and Grantees are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 31st day of August, 2012.

Keith W. Hagan

Carole C. Hagan

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $1,240,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2012.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public For The State Of Tennessee
My Commission Expires: 12-18-12

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 31st day of August, 2012.



Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 31st day of August, 2012.



Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2013

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a Resubdivision of Lot 31, Westwood Subdivision, of record in Book 5200, Page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith W. Hagan and wife, Carole C. Hagan, by deed from Sovran Bank/Tennessee, of record in Book 8507, Page 411, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5527 South Stanford Drive, Nashville, TN 37215 [Map/Parcel 131 13 0 007.00].

Exhibit B

Exceptions

(1) 2012 Davidson County property taxes for Map/Parcel 131 13 0 007.00 - a lien but not yet due and payable.

(2) Easements for utilities serving the premises herein described.

(3) All matters shown on the Plan of a Resubdivision of Lot 31, Westwood Subdivision, of record in Book 5200, Page 112, in the Register's Office for Davidson County, Tennessee.

(4) Easement conveyed by deed from Louie M. Phillips, Edwin Agustus Keeble and Frank H. Luton, to Hillsboro Water Company, Inc., dated February 25, 1937, of record in Book 1018, Page 488, in the Register's Office for Davidson County, Tennessee.

(5) Contract by and between Louie M. Phillips and Hillsboro Water Company, Inc., containing an easement for the right to maintain a water line, dated December 3, 1936, of record in Book 1022, Page 136, in the Register's Office for Davidson County, Tennessee.

(2) Title to the portion of the property within the boundaries of any roads.