WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120075282 DEEDWARR
Recvd: 10/04/12 09:19 2 pgs
Fees:13.00 Taxes:715.95
20121004-0090809

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer H. Mieras	New Owner	
(NAME) 9301 Sawyer Brown Road	(NAME)	142130C14000CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JULIA ANN HAGLE, TRUSTEE OF THE JUDITH ANN SUEK HAGLE TRUST U/A/D 12/16/1994 AS RESTATED 3/26/2001 AND JULIA ANN HAGLE, TRUSTEE OF THE JAMES ALLAN HAGLE TRUST U/A/D 12/16/1994 AS RESTATED 3/26/2001**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER H. MIERAS AND WIFE, MARGARET A. MIERAS,** 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:

Being Unit Number 9301 (Parcel No. 140) together with the carport designated No. 9301-C, in River Plantation, Section Eleven, Phase 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded in Book 9700, pages 884 and 885, which was voided and vacated by Book 9700, Page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, page 675, and by Surveyor's Certificate of Correction in Instrument No. 200006300065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11432, Page 903, Register's Office for Davidson County, Tennessee, to which reference is made.

Being the same property conveyed to James A. Hagle and wife, Judith Ann Suek Hagle, Trustees Under Agreements Dated December 16, 1994 from Priscilla Y. Edmondson and husband, L. Joe Edmondson by Deed of record in Instrument No. 20040414-0041988, said Register's Office.

The above referenced trusts were restated pursuant to Restatement of Trust for James Allan Hagle and Judith Ann Suek Hagle dated March 26, 2001.

Judith Ann Suek Hagle died on May 10, 2008. Pursuant to the terms of the Judith Ann Suek Hagle Trust Agreement as restated, James Allan Hagle was appointed to serve as Successor Trustee.

James Allan Hagle died on March 10, 2012. Pursuant to the terms of the Trust Agreements as restated for Judith Ann Suek Hagle and James Allan Hagle, Julia Ann Hagle was appointed as Successor Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 9301 Sawyer Brown Road, Nashville, TN 37221

(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 we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 2nd day of October, 2012.

The Judith Ann Suek Hagle Trust
U/A/D 12/16/1994 as restated 3/26/2001

Julia Ann Hagle, Trustee
By: Julia Ann Hagle, Trustee

The James Allan Hagle Trust
U/A/D 12/16/1994 as restated 3/26/2001

Julia Ann Hagle, Trustee
By: Julia Ann Hagle, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Julia Ann Hagle with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Judith Ann Suek Hagle Trust U/A/D 12/16/1994 AS RESTATED 3/26/2001 AND, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of October, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4, 2013

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Julia Ann Hagle with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The James Allan Hagle Trust U/A/D 12/16/1994 AS RESTATED 3/26/2001 AND, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of October, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 4, 2013

Notary Public