WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-14279

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gay Weinberg	NEW OWNER	142050A05000CO
(NAME)	(NAME)	
220 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-7401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas W Hagan Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gay Weinberg, unmarried** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. H-2 along with carport H-2-C, on the plan of Section 2, River Plantation Condominium Apartments, of record in Plat Book 4460, Pages 136-137, Register's Office for Davidson County, Tennessee, and being further established by the Master Deed of record in Book 4661, Page 334, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to A. Arthur McKew and Sherry E. McKew, husband and wife by Deed from Mary D. Watson, an unmarried person, dated 08/29/2003 and filed for record on 09/02/2003 in Instrument 200309020127036, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Deed from Shapiro & Kirsch LLP, Substitute Trustee, dated 05/23/2012 and filed for record on 05/31/2012 in Instrument 201205310047241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas W. Hagan, Jr., a married man by Deed from Federal Home Loan Mortgage Corporation, dated 06/18/2012 and filed for record on 07/24/2012 in Instrument 201207240065065, Register's Office for Davidson County, Tennessee.

Subject property is Investment Property and is not nor has been the principal residence of the Grantor.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

BILL GARRETT, Davidson County
Trans:T20130031488 DEEDWARR
Recvd: 04/17/13 10:21 2 pgs
Fees:13.00 Taxes:508.75

20130417-0038221

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 4460, Page 136, Plat Book 4460, Page 137, said Register's Office.
Master Deed and By-Laws filed for record in Book 4661, Page 334, said Register's Office.
Said By-Laws were amended of record in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of A Arthur McKew and Sherry E. McKew, husband and wife (the foreclosed mortgagor) in the land or any claim that the foreclosure by Regions Bank dba Regions Mortgage (the original lender) is invalid.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 220 Plantation Court, Nashville, TN 37221-7401
(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 GRANTEE(S), their heirs and/or 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/or 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 15th day of April, 2013

Thomas W Hagan Jr.

State of Tennessee
County of Williamson

Personally appeared before me Thomas W Hagan Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2013.

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE K. THOMAS SIDWELL

Notary Public
My Commission Expires: 11/15/17

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