THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 13050129** BILL GARRETT, Davidson County Trans:T20130047061 DEEDWARR Recvd: 06/05/13 14:05 2 pgs Fees:13.00 Taxes:1332.00 20130605-0057247	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2013. Notary Public My Commission Expires: 5.20.17 STATE OF TENNESSEE NOTARY PUBLIC COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jonathan Hager and Natalie Hager 2312 Cisco St Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ F & M Bank 10 Cadillac Drive Ste 100 Brentwood TN 37027	Tax Information: Tax Parcel ID No. 11802003800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence R. Carpenter and Selena Carpenter, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Hager and Natalie Hager, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13, DAVID LIPSCOMB, as shown on plat of record in Plat Book 547, Page 145, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lawrence R. Carpenter and wife, Selena Carpenter by Warranty Deed from Margaret Anderson Hill and husband, Alexander Smith Hill, Jr., recorded on the 25th day of May, 2005 in Instrument No. 20050525-0058953, in the Register's Office of Davidson County, Tennessee.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVID LIPSCOMB, as recorded in Plat Book 547, Page(s) 145.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2312 Cisco St Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

Lawrence R. Carpenter

Selena Carpenter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence R. Carpenter and Selena Carpenter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June 2013.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014