WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130048187 DEEDWARR
Recvd: 06/10/13 12:10 2 pgs
Fees:13.00 Taxes:407.00
20130610-0058628

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Ashley P. Cody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2013.

April G. Nichols
Notary Public

MY COMMISSION EXPIRES: 10-28-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline Demoss Cameron	SAME	098090C00500CO
(NAME)	(NAME)	
5015 John Hager Road		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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, **Sheila Marie Henderson, Trustee , of the Revocable Declaration of Trust, Dated January 31st, 2008**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caroline Demoss Cameron, an unmarried woman**, 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:

A tract of land in the 12th Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee, bounded on the north by John Hager Road, on the east by Lucille Hagar Hall (D.B. 4970, PG. 31), on the south by Windsong Subdivision (Inst. #20001122-0115313) and on the west by South New Hope Road. Property is more particularly described as follows: Commence at a set iron pin at the northwest corner of Lucille Hager Hall (Map 98, Parcel 140), the northeast corner of proposed Lot 7, Hager Glen Subdivision (not of record this date), also being a point in the southerly right of way of John Hager Road; thence, with said right of way and a 1075.31 foot radius curve to the right, a distance of 133.98 feet, a chord bearing and distance of S 54 deg. 43' 03" W, 133.90 feet to the point of beginning, the northeast corner of proposed Lot 5, Hager Glen Subdivision; thence, leaving said right of way, with the easterly line of proposed Lot 5, S 31 deg. 54' 50" E, a distance of 189.56 feet to the southeast corner of Lot 5; thence, with the south line of Lot 5 and a 75.00 foot radius curve to the right, a distance of 54.38 feet, a chord bearing and distance of S 59 deg. 36' 43" W, 53.20 feet; thence, S 80 deg. 23' 02" W, a distance of 24.47 feet to the southwest corner of Lot 5, also being the southeast corner of Lot 4; thence, with the easterly line of Lot 4, N 28 deg. 31' 40" W, a distance of 181.38 feet to the northeast corner of Lot 4, a point in the southerly right of way of John Hager Road; thence, with said right of way and a 1075.31 foot radius curve to the left, a distance of 65.15 feet, a chord bearing and distance of N 60 deg. 01'22" E, 65.14 feet to the point of beginning and containing 13,475 square feet or 0.309 acres, more or less, according to a preliminary survey of Hagar Glen Subdivision, by SEC, Inc. 123 Samsonite Boulevard, Murfreesboro; TN 37129, last revised November 14, 2003, Project No. 023401, Mark P. Lee, Registered Engineer No. 19,186.

This property is now also known as Lot No. 5 on the Final Plat of Hagar Glen Subdivision, as shown by plat of record in Instrument No. 200502030012916, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sheila Marie Henderson Revocable Declaration of Trust, dated January 31st, 2008 by Deed from Louise Hager Davis, dated 05/12/2010 and filed for record on 05/19/2010 in Instrument 201005190038643, Register's Office for Davidson County, Tennessee. Scriveners Affidavit of record in Instrument Nop. 20130507-00545797 correcting vesting to read Sheila Marie Henderson, TRUSTEE of the Sheila Marie Henderson, Revocable Declaration of Trust, dated 1/31/2008.

All matters as set forth per Instrument 200502030012916, said Register's Office.
Restrictions of record in Instrument 200604250047070, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200804090035648, said Register's Office.

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 5015 John Hagar Road, Hermitage, TN 37076-3602
(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 30 day of May, 2013

SHEILA MARIE HENDERSON, TRUSTEE , OF THE
REVOCABLE DECLARATION OF TRUST, DATED
JANUARY 31ST, 2008

Sheila Marie Henderson trustee
Sheila Marie Henderson
Trustee

State of TN
County of Wilson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila Maria Henderson with whom I am personally acquainted and who proved herself to be the Trustee of The Sheila Marie Henderson Revocable Declaration of Trust, dated January 31st, 2008, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122