WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-11-15

(AFFIX SEAL)

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine M. Larson	Churchill Mortgage	147-16-0-008.00
(NAME)	(NAME)	
508 Purnell Drive	761 Old Hickory Blvd	
(ADDRESS)	Suite 400 (ADDRESS)	
Nashville, TN 37211-5339	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130051770 DEEDWARR
Recvd: 06/19/13 14:05 2 pgs
Fees: 13.00 Taxes: 636.40

20130619-0062837

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, **Mark Hagan and wife, Catherine Hagan aka Katherine Hagan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Katherine M. Larson and Daniel J. Larson, wife and husband**, 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 all of Lot No. 24, on the PLAN OF WHISPERING HILLS, SECTION 5, as shown by plat appearing of record in Plat Book 3300, Page 11, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mark Hagan and wife, Katherine Hagan by Warranty Deed dated July 21, 2003, from Jo Ann Sealf, unmarried and filed for record on August 6, 2003, in Instrument No. 20030806-0112101, Register's Office for Davidson County, Tennessee. The said Katherine Hagan and Catherine Hagan being one and the same person.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 3300, Page 11, and (2) Restrictive Covenants of record in Book 3255, Page 587, Register's Office of said County.

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 508 Purnell Drive, Nashville, TN 37211-5339
(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 our hands this 30th day of May, 2013.

Mark Hagan

Catherine Hagan

State of Tennessee
County of Williamson

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

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

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067