# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130066999 DEEDWARR
Recvd: 08/05/13 14:00 2 pgs
Fees:13.00 Taxes:2275.50
20130805-0081744

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $615,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF AUGUST, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5551 SUBZDA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Eric Sebzda and Elizabeth S. Fox | same | 15807002900 |
| 6123 Stonehaven Drive | | |
| Nashville, TN 37215 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ALVIN HAGAMAN, AND WIFE, JOHAN HAGAMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**ERIC SEBZDA, AND ~~WIFE~~, ELIZABETH S. FOX** husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6123 Stonehaven Drive, Nashville, TN 37215

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 hand on the 1st day of August, 2013.

Alvin Hagaman

Johan Hagaman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ALVIN HAGAMAN AND JOHAN HAGAMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of August, 2013.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 06-21-2016

13-C5551 SUBZDA

EXHIBIT A - LEGAL DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 610 on the plan of Hillsboro Park, Section 13, as of record in Book 4175, Page 19, Register's Office for said County.

Said Lot No. 610 fronts 281.8 feet on the Westerly side of Stonehaven Drive and extends back 414.4 feet on the Northerly line and 232.6 feet on the Southerly line to a dead line measuring 360.4 feet thereon.

Tract 2:

Land in Davidson County, Tennessee being a tract of land designated "Reserved Parcel A" on the Plat of Hillsboro Park, Section 13, City of Forest Hills, recorded in Book 4175, Page 19, Register's Office for said County and described as follows:

Beginning at a point in the Westerly margin of Stonehaven Drive on the Plat of Hillsboro Park, Section 13, at the Southeasterly corner of Lot No. 610 and extending Westwardly along the Southerly property line of said Lot No. 610 a distance of 232.6 feet to the Southwesterly corner of Lot No. 610; thence South 3 degrees 32 minutes East a distance of 354.1 feet being the same as the Easterly margin of the Garth E. Fort property to a point in the Northwesterly margin of Stonehaven Drive; thence in a Northeasterly direction along the Northwesterly margin of Stonehaven Drive a distance of 316.63 feet to the point of beginning.

Being the same property conveyed to Alvin Hagaman and wife, Johan Hagaman by Deed from Charles Chesanow and wife, Dory Sutker, recorded on the 4th day of August, 1994 in Deed Book 9428, Page 853, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK, SECTION 13, as recorded in Plat Book 4175, Page(s) 19, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2435, Page 237 and Book 4242, Page 811 as amended in Book 4207, Page 397 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Agreement for Dedication of Easement as set forth in instrument recorded in Book 7825, Page 138.