WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,750.00

Janice Hoagey
Affiant

Subscribed and sworn to before me, this 14TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hoagey and wife, Janice Hoagey	Same as new owner (NAME)	117030B22900CO
2020 Crencor Drive (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kevin Williams, Substitute Trustee of the Lilia G. Banzon Family Trust dated May 21, 2007, a revocable living trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Hoagey and wife, Janice Hoagey, hereinafter called the Grantees, their heirs and assigns, that 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. P-7, PARCEL NO. 229, IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAT OF VILLAGER CONDOMINIUM, OF RECORD IN BOOK 5200, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LILIA G. BANZON, TRUSTEE OF THE LILIA G. BANZON FAMILY TRUST DATED MAY 21, 2007, A REVOCABLE LIVING TRUST BY QUITCLAIM DEED FROM AMANDO L. BANZON, JR. AND WIFE, LILIA G. BANZON OF RECORD IN BOOK 20090513-0043963, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Pike, Unit P-7, Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/our hand(s) this 14th day of August, 2013.

BILL GARRETT, Davidson County
Trans:T20130073905 DEEDWARR
Recvd: 08/27/13 10:24 2 pgs
Fees:13.00 Taxes:383.88
20130827-0090178

WARRANTY DEED
(Continued)

Kevin Williams, Substitute Trustee

STATE OF Virginia

COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Substitute Trustee of The Lilia G. Banzon Family Trust, dated May 21, 2007, a revocable living trust and in his capacity as such Substitute Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 14th day of August, 2013.

Notary Public

My Commission Expires: Apr. 1/30/2015

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

KARIN DAWN CASEY
NOTARY PUBLIC
REGISTRATION # 7507452
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2015