BILL GARRETT, Davidson County
Trans:T20130090740 DEEDWARR
Recvd: 10/22/13 11:17 2 pgs
Fees:13.00 Taxes:832.50
20131022-0110073

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 225,000.00

Affiant

Subscribed and sworn to before me, this 11th day of October, 2013.

Notary Public

My commission expires: 3-01-16

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **KENNETH D. DAWSON** | **CMG MORTGAGE, INC.** | **01200010900** |
| **8136 OLD SPRINGFIELD PIKE** | **3160 CROW CANYON RD, SUITE 400** | |
| **GOODLETTSVILLE, TN 37072** | **SAN RAMON, CA 94583** | |

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

**JOE T. HAGER JR. and WIFE, MARTHA WOOD HAGER**

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

**KENNETH D. DAWSON AND NATALIE DAWSON**

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

BEING Lot No. 2 on the Resubdivision of Lot 1 of Hardiman Subdivision, of record in Book 6050, page 267, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

BEING THE SAME PROPERTY CONVEYED TO JOE T. HAGER JR., AND WIFE MARTHA WOOD HAGER, BY WARRANTY DEED FROM JOSEPH T. HAGER, III AND WIFE, ELIZABETH W. HAGER, DATED 05/09/1987 RECORDED ON 05/22/1987 IN BOOK 7245 PAGES 49-52 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 8136 OLD SPRINGFIELD PIKE, GOODLETTSVILLE, TN 37072.

JTH by MWH, A.I.F.
M.W.H.

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 in 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 11th day of October, 2013.

Joe T. Hager, Jr. by Martha Wood Hager, Attorney In Fact
JOE T. HAGER JR. BY MARTHA WOOD HAGER
ATTORNEY IN FACT

Martha Wood Hager
MARTHA WOOD HAGER

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, MARTHA WOOD HAGER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared MARTHA WOOD HAGER to me known to be the person who executed the foregoing instrument in behalf of JOE T. HAGER JR. as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said JOE T. HAGER JR.

Witness my hand, at office, this 11th day of October, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY