THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130090756 DEEDWARR
Recvd: 10/22/13 11:48 2 pgs
Fees:13.00 Taxes:529.47

20131022-0110092

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Harvill Hagewood	SWBC Mortgage Corporation	06108017400
1123 Inglewood Drive	9311 San Pedro, Ste 100 SAME/	
Nashville TN 37216	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Betty Braden Reid and Anne Nickens and Robert R. Sanford, Jr. and Mark Scott Sanford**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ray Harvill Hagewood and wife, Susan D. Hagewood**

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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section No. 2, Block "E", Jackson Park of record in Plat Book 843, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 100 feet on the northerly side of Kenwood Drive and runs back 228 feet 10 inches on the easterly line and 205 feet on the westerly line to a dead line, measuring 66 feet thereon.

Being the same property conveyed to Betty Braden Reid and Anne Nickens and Robert R. Sanford, Jr. and Mark Scott Sanford, as tenants in common with right of survivorship by Quitclaim Deed from Robert R. Sanford and wife, Betty D. Sanford of record in Book 11432, page 49, Register's Office for Davidson County, Tennessee, dated April 13, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) 2013 Taxes which have been prorated and paid by Grantors; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1215 Kenwood, Nashville, TN 37216.**

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 our hands this the 18TH day of October, 2013.

Betty Braden Reid

Betty Braden Reid

Anne Nickens

Robert R. Sanford, Jr. by Betty Braden Reid Attorney in Fact

Robert R. Sanford, Jr.
By Betty Braden Reid, Attorney in Fact

Mark Scott Sanford by Betty Braden Reid Attorney in Fact

Mark Scott Sanford
By Betty Braden Reid, Attorney in Fact

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 **Betty Braden Reid and Anne Nickens,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of October, 2013.

My Commission expires: 10-18-16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On October 18, 2013, before me personally appeared **Betty Braden Reid** to me known to be the person who executed the foregoing instrument in behalf of **Robert R. Sanford, Jr. and Mark Scott Sanford** and acknowledged that she executed same as the free act and deed of said **Robert R. Sanford and Mark Scott Sanford** for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of October, 2013.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY