BILL GARRETT, Davidson County
Trans:T20130102097 DEEDWARR
Recvd: 12/05/13 08:55 2 pgs
Fees:13.00 Taxes:407.00

20131205-0123823

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Annie Monterroso Cynthia Ann Turner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2013.

NOTARY PUBLIC

My Commission Expires: 5/8/17

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Annie Monterroso & Cynthia Ann Turner 425 E. Palestine Avenue Madison, TN 37115	Mortgage Master 102 Elm Street, 3rd Floor Walpole, MA 02081	052-09-0-002.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LEROY G. HAGEN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AM

ANNIE MONTERROSO AND CYNTHIA ANN TURNER, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

CAT

Land in Davidson County, Tennessee, being Lot(s) 1 & 2, as shown on the map entitled Subdivision of Part of Lot No. 17 in Montague Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LINDA L. HAGEN, by deed from JERRY W. PERIGO and wife, JUDY PERIGO, of record in Instrument No. 20051122-0141353, dated November 21, 2005, said Register's Office. The said Linda L. Hagen has since died on or about August 9, 2013, leaving her surviving heir at law, Leroy G. Hagen, as evidenced in the Affidavit of Heirship of record as Instrument No. 20131205-0123822, Register's Office for Davidson County, Tennessee.

This improved property is known as 425 E. Palestine Avenue, Nashville, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 25 day of November, 2013.

LeRoy G. Hagen by Lora Hagen, Attorney-in-Fact

LeRoy G. Hagen, by Lora Hagen, his Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 25 day of November, 2013, before me personally appeared Lora Hagen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LeRoy G. Hagen, and who acknowledged that she executed the same as the free act and deed of LeRoy G. Hagen.

Witness my hand and official seal at office, this 25 day of November, 2013.

Notary Public

My commission expires: 1-12-14

LISA BIEMANN NOTARY PUBLIC STATE OF WISCONSIN