Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-12005

BILL GARRETT, Davidson County
Trans:T20130107057 DEEDWARR
Recvd: 12/26/13 14:00 3 pgs
Fees:18.00 Taxes:555.00
20131226-0129990

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF December, 2013.

Notary Public

Commission Expiration: 11-3-15

ADDRESS OF NEW OWNER:
Taylor Holland
4253 Dry Fork Road
Whites Creek, TN 37189

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Dr. Ste 400
Franklin, TN 37067

MAP-PARCEL:
03900006200

WARRANTY DEED

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

Kevin Hagewood and wife, Andrea Hagewood

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Holland, an unmarried man

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

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **4253 Dry Fork Road, Whites Creek, TN 37189.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 13 day of Dec., 2013.

Kevin Hagewood

Kevin Hagewood

Andrea Hagewood

Andrea Hagewood

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin Hagewood and Andrea Hagewood,** 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 and official seal at Hendersonville, Tennessee this 13 day of December, 2013.

DeAnna Gwyn
Notary Public

Commission Expiration: 7/7/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION
EXHIBIT "A"

TRACT NO. 1:

A PARCEL OF LAND ON DRY FORK CREEK IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5, BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 3; THENCE WEST TO THE CORNER OF OLD COUNTY ROAD AND THE WALLER ROAD; THENCE ALONG SOUTH SIDE OF WALLER ROAD, WEST 290 FEET TO ELM TREE; THENCE SOUTH ALONG OLD LINE TO A WALNUT TREE; THENCE EAST ALONG OLD LINE 16 POLES TO THE BEGINNING.

TRACT NO. 2:

A PARCEL OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF DRY FORK ROAD IN MY MOSES LINE; THENCE S 56 DEG. WEST WITH SAID MOSES LINE, 15 POLES TO A STAKE; THENCE EAST WITH THE CENTER OF THE JOHN CARNEY ROAD 18-1/2 POLES TO THE CENTER OF DRY FORK ROAD; THENCE WEST WITH SAID ROAD 18 POLES TO THE BEGINNING.

Being the same property conveyed to Kevin Hagewood and wife, Andrea Hagewood on 12/18/2008 by deed from Ray H. Hagewood and wife Susan S. Hagewood, filed for record on 12/22/2008 in Instrument No. 20081222-0122111, in the Register's Office for Davidson County Tennessee.

QCH
KAH