WARRANTY DEED

STATE OF New Jersey
COUNTY OF Bergen

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/29/2015

(AFFIX SEAL)

RONALD YUMUL
Notary Public
State of New Jersey
My Commission Expires Dec 29, 2015

RONALD YUMUL NOTARY PUBLIC NEW JERSEY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Hagan Jr.	Thomas W. Hagan Jr.	117-03-0-B 055.00CO
(NAME)	(NAME)	
2601 Hillsboro Pike, D8	3483 Stagecoach Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140050732 DEEDWARR
Recvd: 07/15/14 15:11 2 pgs
Fees:13.00 Taxes:314.50
20140715-0062512

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Adam J. Smile and Irina Smile, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomas W. Hagan Jr.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. D-8, Parcel No. 55, on the plan of Revised, The Villager Condominium Apartments, as shown on plat of record in Plan Book 5200, Page 201, and further established by Master Deed of record in Book 5434, Page 665, as corrected in Book 5487, Page 967 and Instrument No. 20080416-0038631, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Adam J. Smile and Irina Smile, husband and wife by Warranty Deed dated 07/15/2009 from Betty M. Brown, married, and Nancy B. Sparrow, married of record in Instrument 200909030083087, Register's Office for Davidson County, Tennessee.

This conveyance is subject to :
All matters as set forth per Plan Book 5200, Page 201, said Register's Office.
Rules and Regulations of record in Instrument 200906160055824, said Register's Office.
Master Deed of record in Book 5434, Page 665, said Register's Office. Said Master Deed was amended of record in Book 5487, Page 967, said Register's Office. By-Laws were amended of record in Instrument 200804160038631, said Register's Office.
Grant of Easement of record in Instrument 201309160097052, said Register's Office.
Charter of Homeowners Association of record in Book 5441, Page 815, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2601 Hillsboro Pike, D8, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 9th day of July, 2014.

Adam J. Smile

Irina Smile

State of New Jersey
County of Bergen

Personally appeared before me Adam J. Smile and Irina Smile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of July, 2014.

Notary Public RONALD YUKUL
My Commission Expires: 12/29/2015

RONALD YUKUL NOTARY PUBLIC
RONALD YUKUL
Notary Public
State of New Jersey
My Commission Expires Dec 29, 2015
NEW JERSEY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064