mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140057907 DEEDWARR
Recvd: 08/07/14 13:08 2 pgs
Fees:13.00 Taxes:303.40
20140807-0071249

W & I Ref:(_____) Title No: 53660
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marie Langford 913 Patio Drive Nashville, TN 37214	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064

TAX MAP-PARCEL NUMBERS: 108030A05000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$82,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Anthony C. Hager, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Marie Langford, a single woman, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29, Unit 50, on the Plan of Patio Villa, Phase Two, Section Three, Condominium Site Plan, of record in Book 5200, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony C. Hager by Warranty Deed from Gilbert Smith, dated May 27, 2011, recorded May 31, 2011 in Instrument No. 20110531-0041242, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 495, said Register's Office, to which plan reference is hereby made for a more complete description. Master Deed and By-laws of record in Book 5970, Page 829, re-recorded in Book 6014, Page 978, Book 6406, Page 799 and Book 7266, Page 827, said Register's Office.

This is improved property, known as: 913 Patio Drive, Nashville, Tennessee 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2014.

Anthony C. Hager

State of TENNESSEE

County of DAVIDSON

On this 4th day of August, 2014, before me the undersigned authority, personally appeared Anthony C. Hager, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Sworn and subscribed before me this the 4th day of August, 2014

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Notary Public