Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140061612 DEEDWARR
Recvd: 08/20/14 15:00 2 pgs
Fees:13.00 Taxes:521.70
20140820-0075991

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2014

Notary Public
My commission expires: January 11, 2017

02-1408-49167

Address of New Owner:	Send Tax Bills to:	Tax Information
David L. Hagar 30 Fawn Creek Pass Nashville, TN 37214	New Owner	098-00-0-140.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Dale Hall, Alan Perry Hall, Janice Gail Hall Franks, and William Kevin Hall, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David L. Hagar and wife, Danielle Hagar, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in the 13th Civil District (Formerly 4th District) of Davidson County, Tennessee, being Tract No. 10 of said survey, sand more particularly described as follows:

Beginning at an iron pin in the southerly margin of John Hagar Rd., said point being the Northwest corner of land owned by Robert C. Hagar, of record Book 2739, Page 101, RODC; thence South 4° 33' West 545.47 Ft. to an iron pin; thence South 83° 41' East 943.98 Ft. to an iron pin in the westerly margin of the Mary Gladys Hagar George Property, of record Book 4250, Page 225, RODC; thence with the westerly margin of said George lands South 5° 32' West 110 Ft. to an iron pin; thence North 85° 31' West 941.65 Ft. to an iron pin; being the Northeast corner of Tract No. 11, hereinafter described and conveyed to Louise Hagar Davis; thence North 41° 03' West 364.95 Ft. to an iron pin in the southerly margin of John Hagar Rd., which point is the beginning of a curve in said Road; thence easterly along a curve in the southerly margin of said Road 147.65 Ft. of radius 416.05' to an iron pin; thence North 30° 31' East 102.50 Ft. along said road to an iron pin in the beginning of a curve; thence along said curve in Road 105.87 Ft. of radius 767.36' to an iron pin; thence easterly with the southerly margin of said John Hagar Rd. North 38° 21' East 159.25 Ft. to the point of beginning.

For informational purposes only: prior deed references subject property to contain 4.87 acres.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain parcel of land described of record in Instrument No. 20040819-0100578, said Register's Office, to which instruments reference is hereby made for a more complete description.

Being part of the same property conveyed to Lucille Hagar Hall by deed from Pauline Hagar Wells; Ewell G. Hagar; James Henderson Hagar; William D. Hagar; Hilda Hagar Barnes; Henry Houston Hagar; Frances Hagar Bruce; Lucille Hagar Hall; John Robert Hagar; Louise Hagar Davis; and Ruth Hagar Boner, dated November 8, 1975, recorded November 11, 1975, of record in Book 4970, Page 31, Register's Office for Davidson County, Tennessee. Reference is also made as to the Affidavit of Heirship of record in Instrument No. 20080512-0048448, said Register's Office. The said Lucille Hagar Hall having since died, Kenneth Dale Hall, Alan Perry Hall, Janice Gail Hall Franks, and William Kevin Hall, heirs.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This property is improved property known as 0 John Hagar Road, Hermitage, TN 37076

William Kevin Hall is one and the same as William K. Hall.
Janice Gail Hall Franks is one and the same as Janice Gail Franks.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of August, 2014.

Kenneth Dale Hall

Kenneth Dale Hall

Alan Perry Hall

Alan Perry Hall

Janice Gail Hall Franks

Janice Gail Hall Franks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Dale Hall and Alan Perry Hall and Janice Gail Hall Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of August, 2014.

State of Tennessee at Large

My Commission expires:
12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WITNESS my hand this 15th day of August, 2014.

William Kevin Hall
By: Janice Gail Franks, 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, Janice Gail Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that she is authorized by William Kevin Hall to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 15th day of August, 2014.

State of Tennessee at Large
My Commission expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON