File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140082796 DEEDWARR
Recvd: 11/03/14 14:08 2 pgs
Fees:13.00 Taxes:636.40
20141103-0101324

W & I Ref: (DM) Title No.: 56893
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ellen Martha Wall 4487 Post Place #24 Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 103150B02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katie Yinger Hagewood**, married hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen Martha Wall** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 24 of Lion's Head Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 82, Registers' Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Katie Yinger, an unmarried woman by Warranty Deed from Gregory Crowder and wife, Allison Daniel Crowder, dated November 30, 2010 and recorded on December 2, 2010 of record in Doc. NO. 20101202-0095760, Register's Office for Davidson County, Tennessee. The said Katie Yinger is now known as Katie Yinger Hagewood.

James Campbell Hagewood, spouse of Katie Yinger Hagewood, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 82, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, LLC, of record in Doc. No. 20120521-0043889, said Register's Office. Easement for Conservation Greenway of record in Doc. No. 20040728-0090473, said Register's Office. Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office. The provisions of the condominium Master Deed of record in Book 5340, page 70, Book 5342, page 683, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 4487 Post Place, # 24, Nashville, TN 37205

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 31st day of October, 2014.

Katie Y. Hagewood
Katie Yinger Hagewood

James C. Hagewood
James Campbell Hagewood

State of Tennessee

County of Davidson

On this 31st day of October, 2014, before me the undersigned authority, personally appeared Katie Yinger Hagewood and James Campbell Hagewood, 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.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $172,000.00.

Ellen M. Ward
Affiant

Sworn and subscribed before me this 31st day of October, 2014.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015