# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013376 DEEDWARR
Recvd: 02/24/15 11:56 2 pgs
Fees:13.00 Taxes:859.08
20150224-0015771

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,184.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Stacey L. Hagemeister | New Owner | 181 01 0B 082.00 |
| (NAME) | (NAME) | |
| 640 Sugar Mill Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thirty-Two Thousand One Hundred Eighty-Four And No/100 Dollars ($232,184.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Amy Frazier (formerly known as Amy E. McFarlin) and husband, Jeff Frazier***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stacey L. Hagemeister**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 33 on the Plan of Section Two Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amy E. McFarlin, an unmarried woman, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation dated January 28, 2005 and recorded February 2, 2005 in Instrument No. 20050202-0012444, Register's Office for Davidson County, Tennessee.

*Jeff Frazier joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Amy Frazier.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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This is improved property, known as 640 Sugar Mill Drive, Nashville, TN 37211

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, her 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, her 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 our hands this 19 day of February, 2015.

Amy E Frazier

Amy Frazier (formerly known as Amy E. McFarlin)

Jeff Frazier

Jeff Frazier

STATE OF NC
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Frazier (formerly known as Amy E. McFarlin) and husband, Jeff Frazier, with whom I am personally acquainted, and who cknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 of February, 2015.

Stephanie Divine

Notary Public

My Commission Expires: 9/15/18

STEPHANIE DIVINE NOTARY PUBLIC UNION COUNTY, NC My Commission Expires Sept. 15, 2018

File Number: FRN-150299