WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150034390 DEEDWARR
Recvd: 05/05/15 11:18 2 pgs
Fees:13.00 Taxes:1078.55
20150505-0040735

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Monetary Research, LLC	Neland Nobel	082-13-0A-002.00 CO
(NAME)	(NAME)	
1026 9th Avenue North	1538 E. Acoma Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Phoenix, AZ 85022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **THOMAS R. HAGER, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONETARY RESEARCH, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. E-7, Row 8.9 Condominiums as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lot Nos. 5 and 93 of Balch & Whiteside's Addition to Nashville of record as Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee, described in the Master Deed and By-Laws of record as Instrument No. 20011121-0128062, amended as Instrument No. 20021212-0153656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas R. Hager and Thomas E. Hager by deed from Thomas Eric Ellison, unmarried of record as Instrument No. 20040203-0013055, dated January 30, 2004, said Register's Office. Thomas E. Hager having since conveyed his interest to Thomas R. Hager by Quitclaim Deed of record as Instrument No. 20050316-0029001, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:					
Improved	property, known as	1026 9TH Avenue North		Nashville, TN 37208	
		(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 24 day of April, 2015.

Thomas R. Hager

Courts Veasey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Thomas R. Hager and Courts Veasey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of April, 2015.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

Notary Public