THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15054227

BILL GARRETT, Davidson County
Trans: T20150054358 DEEDWARR
Recvd: 07/06/15 15:32 2 pgs
Fees: 13.00 Taxes: 719.65
20150706-0065337

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $194,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anne Wagar 4505 HARDING PIKE #184 Nashville TN 37205-2124	New Owner	Tax Parcel ID No. 116-3-B-184.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Madeline M. Hagan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne Wagar**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 184 in a Horizontal Property Regime located on the Plan of Royal Oaks Condominiums, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof, together with an undivided 1.201% interest in Common elements of 4505 Harding Road Homeowner's Association of record in Book 5282, Page 972, said Register's Office.

Being the same property conveyed by Quit Claim Deed from Tony Hagan and wife, Frankie Hagan to Madeline M. Hagan, unmarried as recorded on the 13th day of August, 2007 in Instrument No. 20070813-0096550 and Warranty Deed from Ann E. Reuther, an unmarried woman to Tony Hagan, married as recorded on the 20th day of November, 2006 in Instrument No. 20061120-0143553, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Condominium Apartments, as recorded in Plat Book 5200, Page(s) 45.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4505 Harding Road Homeowners' Association Condominium of record in Book 5282, Page 972, amended in Book 5673, Page 622 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of 4505 Harding Road Homeowners' Association recorded in Book 5282, Page 501.

Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4835, Page 964.

Easements and other rights contained in deed recorded in Book 5144, Page 244.

Easements and Reservations contained in deed recorded in Book 4744, Page 370, as modified by agreement recorded in Book 4978, Page 524.

Easement reservation contained in instrument recorded in Book 3165, Page 607.

Easement upon that portion of Lot 2 on the Plan of Royal Oaks which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and recorded in Book 4668, Page 986.

Easement upon the Southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, by deed from Royal Oaks Limited.

This is improved property located at 4505 HARDING PIKE #184 Nashville TN 37205-2124

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2015.

Madeline M. Hagan n/k/a Madeline Maurine Hagan Darst by Josh Anderson, attorney in fact

Madeline M. Hagan n/k/a Madeline Maurine Hagan
Darst by Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Madeline M. Hagan n/k/a Madeline Maurine Hagan Darst, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of June 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018