Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP153129

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 26, 2017

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $321,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory & Ashley Hagan 101 Claytie South Nashville, TN 37221	Gregory & Ashley Hagan 101 Claytie South Nashville, TN 37221	141-15-0-D-080.00-CO

BILL GARRETT, Davidson County
Trans:T20150056017 DEEDWARR
Recvd: 07/10/15 11:21 2 pgs
Fees:13.00 Taxes:1187.70
20150710-0067278

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 **Roderick V Frank and Beverly A Frank, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gregory M Hagan and Ashley Hagan, husband and wife** 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:

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. 80 on the plan of Phase II, "Sheffield" on the Harpeth, of record in Book 6900, Pages 410 and 411, Register's Office for said County.

Said Lot No. 80 fronts 40.00 feet on the southwesterly margin of Claytie South and extends back 126.24 feet on the southeasterly line and 125.00 feet on the northerly line to a broken line in the rear measuring 196.54 feet thereon.

Being the same property conveyed to Roderick V Frank and Beverly A Frank by Warranty Deed from Lee A Dixon and Susan E Dixon of record in Book 10292, Book 495, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 101 Claytie South, Nashville, Tennessee 37221

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 30th day of June, 2015.

Roderick V Frank

Beverly A Frank

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roderick V Frank and Beverly A Frank, 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 Franklin, TN, this 30th day of June, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY