WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Diane L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2015

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Samuel Hagan and Bette Hagen	Franklin American Mortgage Company	02100001500
(NAME)	(NAME)	
3716 Clarksville Pike	501 Corporate Centre Dr,STE 400	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150491

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Kimberly D. Baker , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Samuel Hagan and Bette Hagen, husband and wife, 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. :

Certain real property situate in 14th Civil District of Davidson County, Tennessee, and described according to survey made by T.B. Sanford, Surveyor, dated August 14, 1957, as follows, to-wit:

BEGINNING at a point in the center of Old Clarksville Pike, said point being south 78° East 105 feet from the Southwest corner of the original Foster lands as of record in Book 305, page 19, Register's Office for said County, being opposite, an old tree ROW and part of an old fence in Hackbeil's Eastern boundary line, also South 78° East 105 feet from the Southwest corner of the property conveyed to Paul L. Hicks and wife, by deed from O.W. Foster and wife, of record in Book 2332, page 449, said Register's Office, of which this is a part; thence North 4° 41' East 383.8 feet; thence South 79° 40' East 99.2 feet; thence South 4° 24' West 388.1 feet to the center of Old Clarksville Highway; thence with the center of same North 78° West 105 feet to the beginning.

BEING the same property conveyed to Kimberly D. Baker, by Warranty Deed from Sarah E. Rettkowski Bordolinski, and Sandra L. Gedeon and Husband, Don Gedeon, dated November 30, 2011 and filed of record in Instrument 20111202-0093916, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 3716 Clarksville Pike, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150056938 DEEDWARR
Recvd: 07/14/15 10:42 2 pgs
Fees:13.00 Taxes:477.30
20150714-0068439

Witness my hand this 9th day of July, 2015

Kimberly D. Baker

Kimberly D. Baker

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly D. Baker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my ~~hand at office~~, this 9th of July, 2015.

Notary Public
My Commission Expires: 7/30/17

