Davidson County DEEDWARR
Recvd: 02/18/16 09:35 4 pgs
Fees:23.00 Taxes:1387.50
20160218-0015323

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28043-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James Robert Jagels and Garnett Renee Jagels 3561 Earhart Road Mt. Juliet, Tennessee 37122	New Owners	09312004100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **GREGORY HEARN**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **JAMES ROBERT JAGELS AND WIFE, GARNETT RENEE JAGELS**, (hereinafter referred to as the "**Grantees**"), their heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 46 on the Plan of Pageot Plan of Fairfield, of record in Book 21, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot 46 fronts 50 feet on the southerly side of Willow or Sycamore Street and extends back between parallel lines 170 feet, more or less, to an alley.

BEING all of the same property conveyed to Greg E. Hearn and Kevin P. Street, as tenants in common (a one half undivided interest to each) by Deed dated September 9, 1994 from Grady A. Wilson and wife, Thelma W. Wilson, of record in Book 9464, Page 957 and further conveyed to Greg E. Hearn by Quitclaim Deed dated December 15, 2006 from Kevin P. Street, of record in Instrument No. 20071004-0118408, Register's Office for Davidson County, Tennessee.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of February, 2016.

Gregory Hearn

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory Hearn, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of February, 2016..

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 2016..

Notary Public
My Commission Expires: 2/13/17

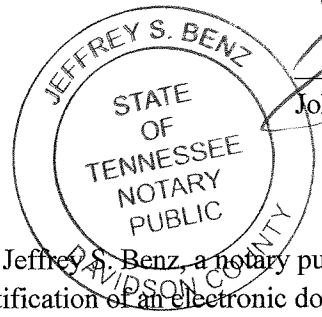
EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 09312004100.

2. Matters shown on the Plan of record in Plat Book 21, Page 82, Register's Office for Davidson County, Tennessee.

3. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019