Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15090036

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF May, 2016.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner	Send Tax Bills To:	Tax Information:
Melvin Brown, Jr. and Alta Denise Brown 3955 Baxter Road Joelton, TN 37080	Same	008-066.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Michael T. Hagar and Suzanne B. Hagar,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Melvin Brown, Jr. and Alta Denise Brown, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Hickerson, Engineers, dated February 22, 1964, as follows:

Beginning at an iron pin 6 feet South of a sugar tree, the Southwest corner of the tract of land conveyed to E. A. Rediker and wife, by deed of record in Book 1227, Page 94, Register's Office for said County; thence due North 165 feet to an iron pin; thence North 19 degrees East, 95 feet to a point, the Southwest corner of the property conveyed to Rodney G. Duke and wife, by deed of record in Book 3802, Page 405, said Register's Office; thence with Duke's Southerly line, North 85 degrees 20' East, 1510 feet to a point in the center of Baxter Road, Duke's Southeast corner; thence with the center of said road, South 7 degrees 08' East, 141 feet, more or less, to a railroad spike; thence South 64 degrees 14' West, 263 feet to an old planted stone; thence South 4 degrees 12' West, 286 feet to an iron pin; thence North 88 degrees West, 296.5 feet to an iron pin; thence North 1 degree 30' East, 132 feet to an old planted stone; thence North 85 degrees 25' West, 1019 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following described platted property described as follows, to-wit:

Being Lot No. 1 on the Final Plat of Curtis O. Baker, Baxter Road property, which is of record in Plat Book 8250, Page 934, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael T. Hagar by Warranty Deed from Curtis O. Baker and wife, Edith Janet Baker, dated 08/15/07 and recorded on 08/16/07 in Instrument No. 20070816-0097878, Register's Office for Davison County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/27/16 09:30 3 pgs
Fees:18.00 Taxes:1850.00
20160527-0053506

This is improved property generally located:
3955 Baxter Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Suzanne B. Hagar joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantees herein. Further, she does hereby convey unto Grantees, all right, title and interest that she may have in the above-described property, however, does not join in the warranties made herein by the Grantor.

IN WITNESS WHEREOF, **Michael T. Hagar and Suzanne B. Hagar** has/have caused this instrument to be executed, this the 25th day of MAR, 2016.

Michael T. Hagar

Suzanne B. Hagar

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Michael T. Hagar and Suzanne B. Hagar,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 25th day of MAR, 2016.

My commission Expires: 8/25/18

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 26 day of MAY, 2016

Notary's Signature

My Commission Expires: 8.25.18

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY