39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053048 DEEDWARR
Recvd: 06/22/16 10:43 3 pgs
Fees:18.00 Taxes:999.00
20160622-0063500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXXXX~~ $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sara E. Mallen	Wells Fargo Bank NA	
(NAME)	(NAME)	
4940 Briarwood Dr.	2701 Wells Fargo Way	147-05-0-143.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Minneapolis MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **SARAH HAGEWOOD THOMPSON, MARRIED AND STEVEN WARD HAGEWOOD, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA E. MALLEN, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot 500, SECTION 6, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2331, Pages 1 and 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. Hagewood and wife, Gene O. Hagewood by Warranty Deed from Ollie Elwood Billings, Jr., and wife, Billie Sealy Billings, recorded on the 15th day of February, 1958 in Deed Book 2739, Page 105, in the Register's Office of Davidson County, Tennessee. Gene O. Hagewood died on January 18, 2001, leaving John W. Hagewood as sole surviving Tenant by the Entirety. John W. Hagewood has since died. Steven Ward Hagewood and Sara Thompson Hagewood are the devisees under the Will of John W. Hagewood aka John William Hagewood probated under Docket No. 15P1726, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the principal place of residence for the Sarah Hagewood Thompson.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 2331, Page(s) 1 and 2, said Register's Office; and restrictive covenants of record in Book 2332, Page 92, said Register's Office.

This is improved x property, known as 4940 Briarwood Dr., Nashville, TN 37211
(unimproved)
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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 14 day of June, 2016

Sarah Hagewood Thompson

SARAH HAGEWOOD THOMPSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Hagewood Thompson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of June, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

Witness my hand this 14 day of JUNE, 2016

STEVEN WARD HAGEWOOD

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Ward Hagewood, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Naples, Florida this 14 day of June, 2016.

Commission expires: July 6, 2019

Notary Public

NOTARY PUBLIC
TERRI TAWORSKI
Notary Public, State of Florida
Commission# FF 237241
My comm. expires July 6, 2019