G#29800-2 BOX #14

BILL GARRETT, Davidson County
Trans:T20170058424 DEEDWARR
Recvd: 07/10/17 09:14 2 pgs
Fees:13.00 Taxes:1117.40
20170710-0068735

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $302,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2017.

Notary Public

My commission expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Laker	Volunteer Mortgage, Inc.	**Map/Parcel 084-05-0-076.00**
6099 S. 125 West	One Vantage Way, Suite E240	
Trafalgar, IN 46181	Nashville, TN 37228	

FOR AND IN 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 ACKNOWLEDGE, WE,

Caitlin R. Hagedorn, a married woman, and James G. Hagedorn, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Laker, a married man

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, being Lot 5, Cumberland Meadows, Section Two, First Amendment, as shown on the plat of record in Instrument No. 20050525-0059134, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Caitlin R. Hagedorn, an unmarried woman, and Hannah Messinger, an unmarried woman, as tenants in common, and James G. Hagedorn, married, by Warranty Deed dated June 7, 2012, from Thomas A. GiaQuinta and wife, Sarah E. Rich, of record in Instrument No. 20120612-0051357, Register's Office for Davidson County, Tennessee. And further conveyed to Caitlin R. Hagedorn, a married woman, as her sole and separate property, and James G. Hagedorn, a married man, by Quit Claim Deed dated May 12, 2015, from Caitlin R. Hagedorn, a married woman who acquired title as an unmarried woman, and Hannah Messinger, a married woman who acquired title as an unmarried woman, as tenants in common, and James G. Hagedorn, married, of record in Instrument No. 20150518-0045194, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20050525-0059134, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No, 20051230-0156873, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20040824-0102318, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 3430, Page 142, Register's Office for Davidson County.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 830 Beth Drive, Nashville, TN 37206.

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 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/our hand(s) this 7th day of July, 2017.

Caitlin R. Hagedorn by: A. Scott Hubbard Attorney in fact
Caitlin R. Hagedorn
By: A. Scott Hubbard, Attorney-in-Fact

James G. Hagedorn by: A. Scott Hubbard Attorney in fact
James G. Hagedorn
By: A. Scott Hubbard, Attorney-in-Fact

*Andrew Roberts, spouse of Caitlin R. Hagedorn, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Andrew Roberts by: A. Scott Hubbard Attorney in fact
Andrew Roberts
By: A. Scott Hubbard, Attorney-in-Fact

*Jeanmarie A. Hagedorn, spouse of James G. Hagedorn, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Jeanmarie A. Hagedorn by: A. Scott Hubbard Attorney in fact
Jeanmarie A. Hagedorn
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Caitlin R. Hagedorn and husband, Andrew Roberts and James G. Hagedorn and wife, Jeanmarie A. Hagedorn for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Caitlin R. Hagedorn and husband, Andrew Roberts and James G. Hagedorn and wife, Jeanmarie A. Hagedorn, and is authorized by Caitlin R. Hagedorn and husband, Andrew Roberts and James G. Hagedorn and wife, Jeanmarie A. Hagedorn to execute this instrument on his/her behalf.

Witness my hand, at office, this 7th day of July, 2017.

Emily Betts
Notary Public

My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

File #: **170340SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027