BILL GARRETT, Davidson County
Trans:T20170064548 DEEDWARR
Recvd: 07/27/17 12:01 2 pgs
Fees:13.00 Taxes:1128.50
20170727-0076197

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2017.

Notary Public
My Commission Expires: 12-27-2017

Ann M. Vanderhoof
State of Tennessee Notary Public
Williamson County, TENN.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allie R. Feiner 706 Wedgewood Park #108 Nashville, TN 37203	SWBC Mortgage Corp. 9311 San Pedro Suite 100 San Antonio, TX 78216	105-10-C-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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, We, **Philip Hagood and Mary Hagood, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allie R. Feiner, a single woman**, 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 located in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 108 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and Instrument No. 20110329-0024200, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. as amended. Said Unit 108, being shown on Exhibits "E1" and "E2" of said Master Deed as amended, together with an undivided percentage interest in the Common Elements as shown on Exhibit "E3" of said Master Deed, as amended.

Being the same property conveyed to R. STEPHEN HAGOOD AND ANDREA E. HAGOOD, MARRIED AND PHILIP M. HAGOOD, UNMARRIED, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from ALISON ALLAN, UNMARRIED, FORMERLY KNOWN AS ALISON KATHERINE ALLAN), of record in Instrument No. 20100802-0060151, dated July 29, 2010, said Register's Office.

Being the same property conveyed to PHILIP HAGOOD AND MARY HAGOOD, HUSBAND AND WIFE, by quitclaim deed from R. STEPHEN HAGOOD AND ANDREA E. HAGOOD, MARRIED, of record in Instrument No. 20150402-0028824, dated March 19, 2015, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: 760 Wedgewood Park #108, Nashville, TN 37203

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2017.

7/25/17
Philip Hagood

Mary Hagood 7/25/17
Mary Hagood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Philip Hagood and Mary Hagood**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of July, 2017.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19