WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Y-VRES-18-3186A

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 ME, THIS THE 22nd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

Bill Garrett Davidson County
Batch# 96676 DEEDWARR
05/24/2018 04:00:10 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20180524-0050052

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dallas Stauffer	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	
3186 Parthenon Ave A	8320 E WALKER SPRINGS LN #200	**104-02-1B-006.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDY HAGLER AND WIFE, DEBORAH HAGLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALLAS STAUFFER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, as shown on the plan of Graymont Park, a Horizontal Property Regime with Private Elements, filed as Exhibit C to, and established by the Master Declaration of Covenants, Conditions and Restrictions for Graymont Park, of record in Instrument 20050803-0090964 and amended in Instrument 20060912-0112893, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to Randy Hagler and wife, Deborah Hagler by Warranty deed from Craig N. Cumming, an unmarried man of record in Instrument No. 20090812-0075981 Register's Office for Davidson County, Tennessee, dated August 05, 2009 and recorded on August 12, 2009.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, Conditions and Restrictions for Graymont Park Homeowners Association, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument Number 20050803-0090964, as erroneously re-recorded in Instrument No. 20060815-0100321, and amended in Instrument No. 20060912-0112893, Register's Office for Davidson County.
- By-Laws for Graymont Park Homeowners Association, Inc., attached as Exhibit "B" to Master Deed, of record in Instrument No. 20050803-0090964 and in Instrument No. 20060815-0100321, Register's Office for Davidson County, Tennessee.
- Charter for Graymont Park Homeowners Association, Inc., of record in Instrument No. 20051007-0121203, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20050726-0086759, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20050726-0086760, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants contained in deed of record in Book 555, page 242, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **3186 Parthenon Ave A, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF MAY, 2018.

Randy Hagler

Deborah Hagler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY HAGLER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH HAGLER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212