Bill Garrett Davidson County
Batch# 118576 DEEDWARR
07/19/2018 01:38:07 PM 5 pgs
Fees: $28.00 Taxes: $1,905.50
20180719-0070527

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
P.O. Box 60600
Nashville, TN 37206-0600

Address New Owner And Send Tax Bills To:

P. Nicole Wooten
1107 Draughon Avenue
Nashville, TN 37204

Map/Parcel Identification No.

11809009100

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **CAROLINE I. HAGAN** (hereinafter referred to as the "Grantor"), unmarried, has bargained and sold, and by these presents does transfer and convey unto **P. NICOLE WOOTEN** (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, the Grantee's heirs and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, these terms will be construed to include the parties, their respective heirs, legal representatives, successors and assigns, and these terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 13th day of July, 2018.

Caroline I. Hagan, By Keith W. Hagan Attorney-in-Fact

Caroline I. Hagan, By Keith W. Hagan, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

P.M. Wood

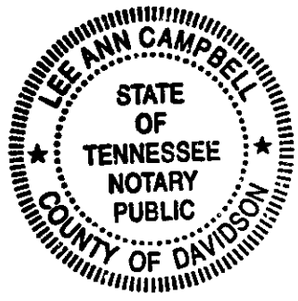
Affiant

Subscribed and sworn to before me, this the 13th day of July, 2018.

Lee Ann Campbell

Notary Public For The State Of Tennessee

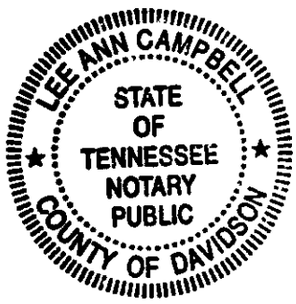
My Commission Expires: 9 JULY 2022



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Keith W. Hagan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Caroline I. Hagan, and who acknowledged that he executed the foregoing instrument as the free act and deed of Caroline I. Hagan.

Witness my hand and notarial seal at office, this 13th day of July, 2018.



Lee Ann Campbell
Notary Public For The State Of Tennessee

My Commission Expires: 9 JULY 2022

Exhibit A

Property Description

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 11, all of Lot No. 12 and the westerly 15 feet of Lot No. 13 on the Map of a Subdivision of the Draughon Tract, of record in Book 974, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot and parts of said lots front together 65 feet on the southerly side of Draughon Avenue and run back 171.4 feet, more or less, on the westerly line and 173 feet, more or less, on the easterly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Caroline I. Hagan by deed from Linda A. Ross, of record as Instrument No. 20080327-0030691, Register's Office for Davidson County, Tennessee.

This is improved property known as 1107 Draughon Avenue, Nashville, TN 37204.

Exhibit B

Exceptions

1. Easements for utilities serving the Property.

2. Title to the portion of the Property within the boundaries of any roads.

3. All matters shown on the plan of record in Plat of Lot No. 1 in the Subdivision of Lot No. 94 Balch and Whiteside Plat, of record in Book 974, Page 39, Register's Office for Davidson County, Tennessee.