This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181101

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$405,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of October, 2018.

Notary Public
My Commission Expires: 9/7/2020

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155572 **DEEDWARR**
10/31/2018 03:29:51 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20181031-0107950

THIS INDENTURE, made this 25TH day of October, 2018, among:

W. DAVID DRISKILL AND WIFE, MARY JO DRISKILL

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

AUBORN HAGER IV AND CASSANDRA HAGER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section Two, Harvard Estates of record in Plat Book 4675, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 51 fronts 128.58 feet on the Easterly margin of Marc Drive and extends back 250 feet on the Northerly line and 282.83 feet on the Southerly line to a line on the rear on which it measures 214.82 feet.

Being the same property conveyed to W. David Driskill and wife, Mary Jo Driskill by Warranty deed from Medlin Building Industries, Inc of record in Book 4969, page 417, Register's Office for Davidson County, Tennessee, dated November 05, 1975 and recorded on November 07, 1975. (Value or consideration shown in aforementioned deed $57,000.00.) Being also known as 5073 Marc Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

W. David Driskill

Mary Jo Driskill

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, W. David Driskill and Mary Jo Driskill, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of October, 2018.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Cassandra Joy Hager and Auborn Lee Hager IV
Address: 5073 Marc Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: MORTGAGE INVESTORS GROUP
Address: 8320 E. WALKER SPRINGS LN. #200
City, State, Zip: KNOXVILLE, TN 37923

Tax ID: 172-06-0-006.00