STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 280766 DEEDWARR
09/05/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20190905-0089529

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 19-6493

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David L. Hagar and Danielle Hagar (NAME)	New Owner (NAME)	098-00-0-099 P/O
30 Fawn Creek Pass (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Roy Hagar, Steve Hagar, William Hagar, Betty Tyson, and Barbara Putty**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L. Hagar and Danielle Hagar, husband and wife**, 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:

Being Lot 3 on the Final Plat of Hagar Subdivision of record as Instrument Number 20190806-0078398 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description.

Being part of the same property conveyed to Roy Hagar, Steve Hagar, William Hagar, Betty Tyson, and Barbara Tyson by Deed dated January 15, 2016 from Steve Hagar, Trustee of the Revocable Trust Agreement of Anna Hagar, dated December 14, 2011, recorded January 20, 2016 as Instrument Number 20160120-0005613, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded is Instrument Number 20190807-0078398, Register's Office for Davidson County, Tennessee.

2. Amended Agreed Final Order as recorded in Instrument Number 20061228-0159768 Register's Office for Davidson County, Tennessee.

3. Anchor Easement as recorded as Instrument Number 20050201-0011633, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is unimproved property, known as Lot 3 John Hagar Road, Hermitage, TN 37076.

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.

Witness my/our hand(s) this 27th day of August, 2019.

Roy Hagar

Steve Hagar

William Hagar

Betty Tyson

Barbara ~~Tyson~~ Putty

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27th day of August, 2019, before me personally appeared Roy Hagar, Steve Hagar, William Hagar, Betty Tyson and Barbara ~~Tyson~~*, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

*Putty

Witness my hand, at office, this 27th day of August, 2019.

Notary Signature
My commission expires: 6/22/23

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY