Karen Johnson Davidson County
Batch# 288913 DEEDWARRSP
09/20/2019 02:38:44 PM 6 pgs
Fees: $33.00 Taxes: $1,498.50
20190920-0095938

This Instrument Prepared By and Upon Recording Return to:

Baker Donelson Bearman Caldwell & Berkowitz, P.C.
211 Commerce, Suite 800
Nashville, TN 37201
Attn: Matthew T. Harris

Special Warranty Deed

Address New Owner as Follows:	Send Tax Bills To
Richard L. Hagemeyer, Trustee 4987 Tyne Ridge Ct. Nashville, TN 37220	Same.
Map & Parcel No.: 082 05 0E 001.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, **EVAN LOWELL HAGEMEYER** and wife, **MORGAN P. HAGEMEYER** (collectively, the "Grantor"), have bargained and sold and does hereby transfer and convey unto **RICHARD L. HAGEMEYER, TRUSTEE OF THE RICHARD HAGEMEYER TRUST** ("Grantee"), his successors and assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property located at 1612 A 5th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that they have good right to sell and convey the same.

AND Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of September, 2019.

EVAN LOWELL HAGEMEYER

MORGAN P. HAGEMEYER

[Notary pages to follow.]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **EVAN LOWELL HAGEMEYER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of September, 2019.

NOTARY PUBLIC

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2021

My Commission Expires:
5-3-2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **MORGAN P. HAGEMEYER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of September, 2019.

NOTARY PUBLIC

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2021

My Commission Expires:
5-3-2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of September, 2019.

NOTARY PUBLIC

My Commission Expires:

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Exhibit A

Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. A of Sixteen Hundred Townhomes, having been established by the Master Deed of The Homes at Sixteen Hundred Townhomes of record in Instrument Number 20060523-0060523, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evan L. Hagemeyer and wife, Morgan P. Hagemeyer, by deed from William A. Paddock and Reaghan R. Paddock, married, by deed recorded as Instrument No. 20150105-0000980, Register's Office for Davidson County, Tennessee.

Exhibit B

Encumbrances

1. Taxes for the year, 2019 and subsequent years, a lien, not yet due and payable.

2. Subject to matters shown on Plan of record in Plat Book 12, page 7, Register's Office for Davidson County, Tennessee.

3. Matters shown in Master Deed establishing Sixteen Hundred Townhomes of record in Instrument Number 20060523-0060523, in the Register's Office for Davidson County, Tennessee.

4. Charter for HOA of record in Instrument No. 20060523-0060522, in the Register's Office for Davidson County, Tennessee.

5. Rights and easements of adjoining landowners in and to any party wall(s) located on the subject Property.