Karen Johnson Davidson County
Batch# 812951 **DEEDWARR**
03/01/2022 11:26:07 AM 2 pgs
Fees: $13.00 Taxes: $1,853.70

20220301-0023087

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-24-22

(AFFIX SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Hagaman David Hagaman Martha Hagaman	New Owner	Tax Map - Parcel 104 08 0M 301.00
(NAME) 1706 18th Avenue S, 301	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **James L. Rungee Jr. and Cathy W. Rungee,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah Hagaman, an unmarried woman as to a 1% interest and David Hagaman and Martha Hagaman, husband and wife as to a 99% interest, as tenants in common,** 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:

Land in Davidson County, Tennessee, and being all of Unit No. 301, The Glen Condominiums, as established under Master Deed of Record as Instrument #20070904-0105726, amended as Instrument #20080805-0080551, #20081029-0108159, #20081112-0111695, and #20081124-0115172, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to James L. Rungee and wife, Cathy W. Rungee by deed dated December 14, 2017 from Rick G. Mansfield, as shown of record in Instrument #20171218-0128559, Register's Office for Davidson County, Tennessee. See also Instrument #20090803-0072430, of the Register's Office of Davidson County, Tennessee.

This conveyance is Subject to a Master Deed Of The Glen Condominiums, Site And Floor Plans Of The Glen Showing Placement Of Units Shown As Exhibit B, By-Laws Of The Glen Condominiums Shown As Exhibit C And Percentage Interests Shown As Exhibit D Of Record In Inst No 20070904-0105726, Amendment No 1 To Master Deed In Inst No 20080805-0080551 And Inst No 20081029-0108159, Amendment No 2 To Master Deed In Inst No 20081112-0111695, Amendment No 3 To Master Deed In Inst No 20081124-0115172, Instrument Of Correction And Amendment No 4 To Master Deed In Inst No 20090224-0016363, Register's Office for Davidson County, Tennessee. This conveyance is subject to Charter Of The Glen Condominium Association, Inc In Inst No 20070628-0077121, Register's Office for Davidson County, Tennessee. This conveyance is subject to agreement For Dedication Of Easement For Sanitary Sewers And/Or Storm Drainage Water Mains, Pumps And Appurtenances In Inst No 20070820-0099189, Register's Office for Davidson County, Tennessee. Inspection And Maintenance Agreement For Private Stormwater Management Facilities In Inst No 20070820-0099330, Register's Office for Davidson County, Tennessee. This conveyance is subject to a grant Of Easement Conveyed Comcast Of Nashville In Inst No 20090712-0068095, Register's Office for Davidson County, Tennessee. This conveyance is subject To All Notes And Matters On Plat Book 21 Page 87 And Plat Book 4660 Pages 146-148, R.O.D.C.T.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☐ property, known as 1706 18th Avenue S, 301, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 24th day of Feb, 2022.

James L. Rungee Jr.

Cathy W. Rungee

State of Tennessee
County of Rutherford

Personally appeared before me James L. Rungee Jr. and Cathy W. Rungee, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24 day of February, 2022.

Notary Public
My Commission Expires: 12/18/2022

RICK G. MANSFIELD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO.

File No.: 17216