WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

David M Hogan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/15/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/05/07 09:52 2 pgs
Fees:13.00 Taxes:888.00
20070205-0014537

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hogan	David Hogan	181-03-0-A/75.00CO
(NAME)	(NAME)	
117 Nantahala Court	117 Nantahala Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **John W. Hendricks Jr. and wife, Edna E. Hendricks**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David ~~H~~ Hogan and wife, Mary Ann Hogan**, 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: # M DMH

Being Lot No. 75 on the Plan of Section Two, Indian Creek Estates, Old Hickory Blvd., of record in Plat Book 9700, Pages 558 and 559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John W. Hendricks Jr. and wife, Edna E. Hendricks by Warranty Deed from Fox Ridge Homes, Inc., dated 11/30/1998 and filed for record in Book 11232, Page113 in Register's Office in Davidson County Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 9700, Page 558 and 559, in the Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 8955, Page 509 and in Book 10752, page 553, Register's Office for Davidson County, Tennessee.

Subject to ~~Easement~~ Easement DMH for Family Cemetery of record in Book 6549, Page 403, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Charter of record in Book 11031, page79, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Area of record in Book 11033, Page 519, Register's Office for Davidson County, Tennessee.

Subject to Site Plan of record in Book 9700. Page 391, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

The 2007 Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 117 Nantahala Court, Antioch, TN 37013

(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 our hands this 2nd day of February, 2007.

John W. Hendricks Jr

Edna E. Hendricks

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 John W. Hendricks Jr. and wife, Edna E. Hendricks the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of February, 2007.

Commission expires: 3/15/08

Notary Public

