WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/07 14:06 2 pgs
Fees:13.00 Taxes:789.21
20070430-0051248

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,300.00

Jennifer Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2007.

Dana P. Mason
Notary Public

MY COMMISSION EXPIRES: 3-11-09
(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20070132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita L. Hoggard	New Owner	161-10-0-B 194.00CO
(NAME)	(NAME)	
4828 Enoch Drive	"	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	"	
(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, **DANIEL A. GAGLIANO AND WIFE, BRANDY M. GAGLIANO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANITA L. HOGGARD, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 40 on the Final Plat of Villages of Brentwood, Phase Eleven, of record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniel A. Gagliano and wife, Brandy M. Gagliano by Quitclaim Deed dated February 25, 2002 from Daniel A. Gagliano and Stephen V. Gagliano, Sr., of record in Instrument Number 20020308-0029515, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Daniel A. Gagliano, unmarried, and Stephen V. Gagliano, Sr., married, by Warranty Deed dated May 12, 2000 from Fox Ridge Homes, Inc., of record in Instrument Number 20000218-0049963, said Register's Office.

5 DG

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4828 Enoch Dr., Nashville, TN 37211

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 19th day of April, 2007.

Daniel A. Gagliano

Brandy M. Gagliano

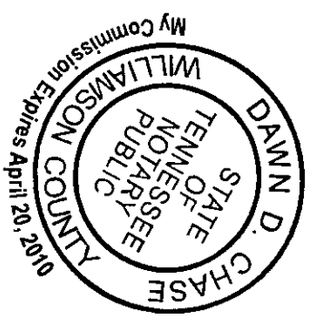
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel A. Gagliano and wife, Brandy M. Gagliano the 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 at Brentwood, Tennessee this 19th day of April, 2007.

Commission expires:



Notary Public

RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027