File #2007460

Jessica Talbott
State of Tennessee Notary Public
Davidson Co.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-24-08

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn Blackburn	Suntrust Mortgage Inc.	Map 64-15-A
(NAME) 728 Sweetwater Circle	(NAME) 1001 Semmes Ave.	Parcel 15.00CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Richmond VA 23224	
(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 hereby acknowledged, Todd A. Hogan and wife, Suzanne P. Hogan, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Autumn Blackburn, 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, being Lot No. 46 on the Plan of Revision One, Section One, Plantation Walk of record in Plat Book 7900, Page 697, as corrected by a Surveyor's Certificate of correction or record in Book 9432, page 449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd A. Hogan, unmarried by deed from Donald Jason Cowan and wife, Loretta B. Cowan of record in Instrument Number 20050301-0022309, in the Register's Office for Davidson County, Tennessee, dated February 28, 2005.

Suzanne P. Hogan, spouse of Todd A. Hogan, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to Covenants, Conditions and Restrictions of record in Book 9231, Page 719, and Book 9782, Page 720; Storm Water Detention Agreement of record in Book 9356, Page 959; Charter of record in Book 9315, Page 723; and any and all matters shown on the Plan of record in Plat Book 7900, Page 697, corrected in Book 9432, Page 449, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 728 Sweetwater Circle, Old Hickory, TN 37138
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 30th day of October, 2007.

Todd A. Hogan

Suzanne P. Hogan

Davidson County DEEDWARR
Recvd: 11/01/07 10:08 2 pgs
Fees:13.00 Taxes:643.80

20071101-0128795

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Todd A. Hogan and Suzanne P. Hogan who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2007.

Notary Public

My Commission Expires: My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027