File No. 280300975

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 05/03/2010

(AFFIX SEAL)

JENIFER L. WISE NOTARY PUBLIC TENNESSEE WILSON COUNTY

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/08/08 11:00 2 pgs
Fees:13.00 Taxes:402.93

20080408-0035436

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hogan	Regions Bank	096-16-0A-059.00CO
(NAME)	(NAME)	
105 Lakebrink Dr.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(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, I, **Jerri Whisnant Cook,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Hogan and wife, Rachel 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:

Being Lot No. 31 on the First Revision of Phase One, Section Two, Larchwood, Planned Unit Development, of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joe Neil Cook and wife, Jerri Whisnant Cook by Warranty Deed from Ronnie W. Hutchison and wife, Peggy Hutchison as of record in Book 9425, Page 206, said Register's Office. AND Being the same property conveyed to Jerri Whisnant Cook by Quitclaim Deed from Joe Neil Cook as of record in Instrument Number 20071101-0128978, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 6200, Page 347; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Restrictive covenants contained in an instrument of record in Book 6299, Page 152; Book 6301, Page 82; Book 9827, Page 12 and in Book 6391, Page 449, said Register's Office. (4) By-Laws as of record in Book 6299, Page 166; Book 6301, Page 96; Book 6873, Page 939 and Book 7271, Page 342, said Register's Office. (5) Quitclaim Deed to HOA for Open Space as of record in Book 6767, Page 385, said Register's Office. (6) HOA Charter as of record in Book 6391, Page 434 and Book 6391, Page 440, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 105 Lakebrink Dr., Nashville, TN 37214
(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 hand this 4th day of April, 2008.

Jerri Whisnant Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Jerri Whisnant Cook who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 4th day of April, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280300975

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064