BILL GARRETT, Davidson County
Trans: T20100013800 DEEDWARR
Recvd: 03/08/10 14:43 2 pgs
Fees: 13.00 Taxes: 629.00

20100308-0017841

WARRANTY DEED

Return to: File Box 9-B
First Title and Escrow Co.
ftec file #29267

G-VRE-09-4828

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen M. Phelan	Fifth Third Mortgage Co.	
4828 Enoch Drive	5050 Kingsley Drive	
Nashville, TN 37211	Cincinnati, OH 45268	161-10-B-194.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ANITA L. HOGGARD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COLLEEN M. PHELAN, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 40, VILLAGES OF BRENTWOOD, PHASE ELEVEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 949; AND AMENDED IN INSTRUMENT NUMBER 20031219-0181287, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANITA L. HOGGARD, UNMARRIED BY WARRANTY DEED FROM DANIEL A. GAGLIANO AND WIFE, BRANDY M. GAGLIANO, RECORDED ON THE 30TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070430-0051248, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4828 Enoch Drive, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this 2nd day of March, 2010.

Anita L. Hoggard

STATE OF ~~Tennessee~~ Wa
COUNTY OF ~~Davidson~~ Pierce

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita L. Hoggard, the within named bargainor, 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, this the 2nd day of March, 2010.

Notary Public

My Commission Expires: 4/29/13

(SEAL)

BRENDA L. COOK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 29, 2013

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903