This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2010.

Notary Public

My Commission Expires: 6-12-11

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Breezie Wilder 286 Lake Chateau Drive Hermitage, TN 37076	Owner	097-08-0A-11100CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dennis Lee Hogan,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Breezie Wilder,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Number U-3, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, as corrected and amended in Plat Book 7025, Page 380 and Plat Book 7367, Page 272, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis Lee Hogan by deed from NP Builders, dated July 31, 1998 of record in Book 11053, Page 533, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to easements, restrictions, covenants, encumbrances and ordinances as they affect the premises.

This is improved property known as: 286 Lake Chateau Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of July, 2010.

Dennis Lee Hogan
Dennis Lee Hogan

BILL GARRETT, Davidson County
Trans:T20100048318 DEEDWARR
Recvd: 08/05/10 10:43 2 pgs
Fees:13.00 Taxes:462.13
20100805-0061689

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Dennis Lee Hogan,** 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 executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 23rd day of July, 2010.

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

