File Bk 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110036586 DEEDWARR
Recvd: 06/20/11 08:54 2 pgs
Fees: 13.00 Taxes: 295.63

20110620-0046883

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: 10-22-11

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela D. Elliott	BAC Home Loans Ser.	07108019500
(NAME)	(NAME)	
507 Wesley Avenue	P.O. Box 515507	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Los Angeles, CA 90051-6807	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

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/WE, **Jake F. Sogga**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela D. Elliott**, unmarried, 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. 66 on the Map of Section One, Joywood Heights, of record in Plat Book 1130, page 91, 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 Jake F. Sogga by Warranty Deed from Johnnie Bond, Jr. married dated June 27, 2006 and recorded in Instrument No. 20060628-0077375, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 507 Wesley Avenue, Nashville, TN 37207

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, has 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 our hands this **16th** day of **June, 2011**

Jake F. Sogga

Jake F. Sogga

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jake F. Sogga** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2011.

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Kelly Ann Callaghan

Notary Public

My Commission Expires 7/3/12