THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11091199** Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $30,000.00. Affiant Subscribed and sworn to before me, this3rd day of October, 2011. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: Stacy B. Hogan and Melissa F. Hogan 3396 Earhart Rd Mount Juliet TN 37122	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 98-177.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Arnold T. Cole and wife, Carol H. Cole** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stacy B. Hogan and wife, Melissa F. Hogan** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Davidson County, Tennessee, described as follows:

Being Lot #1 of the FINAL PLAT OF ARNOLD T. & CAROL H. COLE SUBDIVISION, as of record in Instrument No. 20110712-0053128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Arnold T. Cole and wife, Carol H. Cole by Deed from William Stephen Long and wife, Larina Gayle Long, recorded on the 23rd day of August, 1999 in Deed Book 11630, Page 223, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 200 and Instrument No. 20110712-0053128.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Metro Letter recorded in Book 7203, Page 953.

Dedication of Easement &Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances recorded at Instrument No. 20110505-0034428.

This is improved property located at 3396 Earhart Rd Mount Juliet TN 37122.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20110062004 DEEDWARR
Recvd: 10/05/11 11:28 2 pgs
Fees:13.00 Taxes:1147.00
20111005-0077197

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2011.

Arnold T. Cole

Carol H. Cole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arnold T. Cole and Carol H. Cole, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014