(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3919

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $37,000.00 Affiant Subscribed and sworn to before me, this 27th day of July, 2012. Notary Public My commission expires: 3-18-2014

ASHLEY S. HEATH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120055440 DEEDWARR
Recvd: 07/27/12 14:07 2 pgs
Fees:13.00 Taxes:136.90
20120727-0066492

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caleb R. Hogan **Nicole A. Hogan**	**New Owner**	**MAP\ PARCEL 147-07-0-B-036.00CO**
4958 Edmondson Pike G36		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

John R. Reid and wife, Lori T. Reid

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caleb R. Hogan and Nicole A. Hogan, husband and wife

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 Unit No. G-36, Parcel 36, on the Plan of Woodlea Place Townhouses, a Planned Unit Development, as of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Reid and wife, Lori R. Reid by Warranty Deed from Tahereh Zafarnia and Latifeh Malknejad, both married women, of record in Book 10614, Page 876, Dated September 17, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5050, Page 101, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5197, Page 544, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 5197, Page 585, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 1715, Page 537, Book 1850, Page 566 and Book 2595, Page 381, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association of record in Book 5201, Page 958, Register's Office for DAVIDSON County, Tennessee.
Storm Water Dentention Agreement of record in Book 10010, Page 45, Register's Office for DAVIDSON County, Tennessee.
Rules and Regulations of record in Book 6636, Page 970, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Book 3255, Page 532, Register's Office for DAVIDSON County, Tennessee.
Restrictions in deed of record in Book 1629, Page 115, Book 1726, Page 379, Book 1729, Page 195, and Book 4750, Page 536, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas \ elements.
Subject to HOA dues-if any

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4958 Edmondson Pike G36, Nashville, TN 37211.

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 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/our hand(s) this 27th day of July, 2012.

By Dianne Patton

X John R. Reid Attorney in fact
John R. Reid
By: Dianne Patton, Attorney in Fact

By Dianne Patton

X Lori T. Reid Attorney in fact
Lori T. Reid
By: Dianne Patton, Attorney in Fact

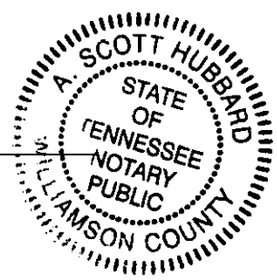
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dianne Patton, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of John R. Reid for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for John R. Reid, and is authorized by John R. Reid to execute this instrument on his/her behalf.

This the 27th day of July, 2012.

My Commission Expires: 2-19-13

A. Scott Hubbard
Notary Public



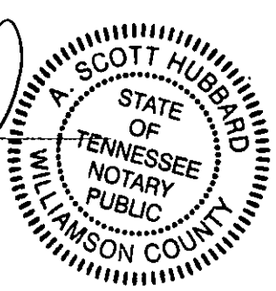
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dianne Patton, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Lori T. Reid for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Lori T. Reid, and is authorized by Lori T. Reid to execute this instrument on his/her behalf.

This the 27th day of July, 2012.

My Commission Expires: 2-19-13

A. Scott Hubbard
Notary Public



File #: **120695SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027