WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130076660 DEEDWARR
Recvd: 09/05/13 08:25 2 pgs
Fees:13.00 Taxes:529.10
20130905-0093445

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $143,000.00.

Affiant

Subscribed and sworn to before me this 28th day of August, 2013.

Notary Public
My Commission expires: 5/20/14
(Affix Seal)

PAUL L. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shannon M. Hanifan	new owner	094-01-0-362.00
1431 Electric Avenue		
Nashville, TN 37206	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jake Sogga**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shannon M. Hanifan, a single woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 155 on the plan of Shelby Village, Number 2, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jake Sogga, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., on May 22, 2012, of record in Instrument Number 20120524-0045022, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 183.5, page 48, Register's Office Davidson County, Tennessee.

This is improved property known as: **1431 Electric Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 28, 2013.

Jake Sogga

Jake Sogga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jake Sogga** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 28, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY