BOX 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 116
BRENTWOOD, TN 37027

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20130094118 DEEDWARR
Recvd: 11/04/13 12:40 3 pgs
Fees:18.00 Taxes:839.90

20131104-0114298

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
719238 424122-001397
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Anthony W. Hogan	(NAME) ORNL	097-16-0A-019.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 4909 John Hager Rd.	(STREET ADDRESS) P.O. Box 144	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP) Houghton, MI 49931	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jennifer Ann Carter and John Mark Carter, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Anthony W. Hogan, an unmarried man the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 227,000.00

Affiant _____

Subscribed and sworn to before me this the 29th day of October, 2013.

Notary Public _____

My commission expires: 10-18-16
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC

This is unimproved ( ), known as 4909 John Hagar Road, Hermitage, TN 37076
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 5 day of Sept, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer Ann Carter

John Mark Carter

STATE OF
COUNTY OF

Personally appeared before me, WENDY L CRIST, a Notary Public in and for said County and State, Jennifer Ann Carter, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of Sept, 2013.

Notary Public
My Commission Expires: 01/11/17

(This area for official notarial seal)

WENDY L CRIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, WENDY L CRIST, a Notary Public in and for said County and State, John Mark Carter, the within named bargainor married (fill in marital status), 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 office, this 5 day of Sept, 2013.

Notary Public
My Commission Expires: 01/11/17

(This area for official notarial seal)

WENDY L CRIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: P13-5380-BW

Commitment No.: P13-5380-BW

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of First Revision, The Peninsula, Phase One of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Mark Carter and wife, Jennifer Ann Carter by Quitclaim Deed from Jennifer A. Sepate n/k/a Jennifer Ann Carter of record at Instrument No. 20110920-0072921 , Register's Office for Davidson County, Tennessee, dated September 09, 2011 and recorded on September 20, 2011.

Being the same property previously conveyed to Jennifer A. Sepate by Warranty Deed from Brian M. Scott and Wife, Jamie D. Scott of record at Instrument No.20090807-0074582 , Register's Office for Davidson County, Tennessee, dated August 04, 2009 and recorded on August 07, 2009.

Also being known as 4909 John Hager Rd, Hermitage TN 37076