WARRANTY DEED

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318.000.00

Brandy Gomez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2014.

R. Kirkland Moser
Notary Public

MY COMMISSION EXPIRES: 6-21-2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140034909 DEEDWARR
Recvd: 05/20/14 08:45 2 pgs
Fees:13.00 Taxes:1176.60
20140520-0043047

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Miller Hogan, II	G. Miller Hogan, II	Map 97-16-A
(NAME)	(NAME)	
4808 Peninsula Pointe Drive	4808 Peninsula Pointe Drive	Parcel 72 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JAMES G. T. DENNISTON AND DENISE S. DENNISTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G. MILLER HOGAN, II AND WIFE, KIMBERLY P. HURST,** 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. 3 on the Plan of the Peninsula, Phase Three, Section Two, of record in Plat Book 9700, page 841, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James G. T. Denniston and wife, Denise S. Denniston, by deed dated November 5, 1999, from Frank Batson Homes, Inc., of record in Book 11735, page 876, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 841, said Register's Office; (c) restrictive covenants of record in Book 9977, page 359, Book 11258, page 85, Book 11181, page 371, Book 10573, page 39, Book 10973, page 39, Instrument No. 20000822-0083193, Instrument No. 20001005-0099244 and Instrument No. 20030313-0033780, said Register's Office; and (d) Bylaws of record in Book 9564, page 693 and Book 9754, page 35, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4808 Peninsula Pointe Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 our hands this 16 day of May, 2014.

James G. T. Denniston

Denise S. Denniston

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. T. Denniston and Denise S. Denniston, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of May, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015