This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14551

BILL GARRETT, Davidson County
Trans:T20140093397 DEEDWARR
Recvd: 12/15/14 09:25 2 pgs
Fees:13.00 Taxes:954.60
20141215-0114286

Send Tax Bills To:
First Bank
318 Seaboard Lane, Ste 205
Franklin, TN 37067

New Owner is:
Anna Daisy Brackin
1101 Elmshade Court
Nashville, TN 37211

MAP: 172-03-0A

PARCEL: 076.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James C. Hogan and wife, Lena E. Watson Hogan,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Anna Daisy Brackin and Zachary B. Kinlaw, wife and husband,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1101 Elmshade Court, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 76 on the plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, Pages 498 and 499, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James C. Hogan and Lena E. Watson Hogan, husband and wife, by Warranty Deed from John M. Paul and wife, Tammy M. Paul, dated 9/15/98 and recorded 9/21/98 in Book 11119, Page 347, Register's Office for Davidson County, Tennessee.

Sellers Initials

Subject to Plan in Book 6900, Page 498; Restrictions in Book 7334, Page 109; Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224 (re-recorded in Book 8634, Page 675; Charter in Book 8454, Page 246; Common Area in Book 8472, Page 310 and Restrictions in Book 11119, Page 347, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of December, 2014.

GRANTOR(S):

JAMES C. HOGAN

LENA E. WATSON HOGAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James C. Hogan and Lena E. Watson Hogan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of December, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$258,000.00**.

AFFIANT

SWORN TO and subscribed before me this 11th day of December, 2014.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 10/18/2016