BILL GARRETT, Davidson County
Trans:T20140094406 DEEDWARR
Recvd: 12/17/14 11:26 2 pgs
Fees:13.00 Taxes:1080.40

20141217-0115373

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of December, 2014.

Notary Public,

(Affix Seal) 10/18/2016
My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2014-118

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Blvd., Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Daniel Hogan 2202 Belmont Blvd. Nashville, TN 37212	NEW OWNER	082.05-0-075.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Choice City Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Hogan**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1712 4th Avenue N, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being the south 32 1/2 feet of Lot No. 31, on the Plan of D. T. McGavocks Plan of 98 lots in North Nashville, of record in Plat Book 21, page 7, Register's Office for Davidson County, Tennessee and described as follows:

Said part of said fronts 32 1/2 festoon the west side of 4th Avenue North, and runs back between parallel lines 174 feet, more or less, to an alley.

Being the same property conveyed to Choice City Homes, LLC from Charles r. Hall and wife, Guinn S. Hall by Warranty Deed dated March 27, 2014 and recorded March 31, 2014 in Instrument #20140331-0026291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

( ) unimproved
This is ( ) improved property know as 1712 4th Avenue N, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 12th day of December, 2014

Norma Crow

Choice City Homes, LLC, Norma Crow, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Choice City Homes, LLC, the within named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this 12th day of December, 2014.

NOTARY SIGNATURE
Notary Expires: 6-28-15

