(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20150070845 DEEDWARR
Recvd: 08/21/15 10:45 2 pgs
Fees:13.00 Taxes:1032.30
20150821-0084542

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Michelle R. Wooten
Affiant

Subscribed and sworn to before me, this 19th day of August, 2015.

Mitchell A. Watts
Notary Public

My commission expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
4025 Hillsboro Road # 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kent A. Hoggatt and Deborah K. Hoggatt	**Kent A. Hoggatt and Deborah K.Hoggatt**	**Map\Parcel: 180-03-0-A-119.00CO**
7153 Holt Run Drive	**7153 Holt Run Drive**	
Nashville, TN 37211	**Nashville, TN 37209**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Michelle R. Wooten, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kent A. Hoggatt and Deborah K. Hoggatt, husband and wife

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. 55 on the Plan of Section Three, Stone Creek Park, of record in Plat Book 9700, Page 956, 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 Michelle R. Wooten, unmarried by Warranty Deed from Carol Amick, unmarried, of record in Instrument No. 20050425-0045814, Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 25, 2005.

Being also known as 7153 Holt Run Drive, Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 956, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of Boundary Plat for Stone Creek Park of record in Book 9700, Page 266, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of Stone Creek Amenity Center of record in Book 9700, Page 652, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 254, Book 10324, Page 365, as amended in Instrument No. 20010719-0076875 and supplemented in Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of Stone Creek Park Homeowners Association, Inc. of record in Book 10324, Page 405, in the Register's Office for Davidson County, Tennessee.
Charter for Stone Creek Park Homeowners Association, Inc. of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
Deed to Stone Creek Park Homeowners Association, Inc. for Open Space/Common Area of record in Instrument Number 20040719-0085622, in the Register's Office for Davidson County, Tennessee.
Easement to Metro for water mains of record in Book 6218, Page 199, in the Register's Office for Davidson County, Tennessee.
Easement for Encroachment of record in Book 10487, Page 632, in the Register's Office for Davidson County, Tennessee.
Easement Agreement for Ingress/Egress of record in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.
Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 7153 Holt Run Drive Nashville, TN 37209.

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 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 my/our hand(s) this 19th day of August, 2015.

Michelle R. Wooten

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michelle R. Wooten the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2015.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

File #: 315186
RECORD & RETURN TO:
Solomon | Parks Title & Escrow, LLC
4025 HILLSBORO ROAD # 601
Nashville, TN 37215