PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

W & I Ref: (DM) Title No.: 58351
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ronald W. Hogan, Trustee and Mary Ann Hogan, Trustee, the Trustees under the Ronald W. Hogan Trust Agreement, dated November 1, 2008 1227 5th Avenue North Nashville, TN 37208	OWNER

BILL GARRETT, Davidson County
Trans:T20160051086 DEEDWARR
Recvd: 06/16/16 11:23 2 pgs
Fees:13.00 Taxes:2405.00
20160616-0061071

TAX MAP PARCEL NUMBERS: 08209029000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harriet Warner Jones, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald W. Hogan, Trustee and Mary Ann Hogan, Trustee, the Trustees under the Ronald W. Hogan Trust Agreement, dated November 1, 2008** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of Zone Lot Division of Lot No. 2 adn part of Lot No. 1, Ratterman's Subdivision of Lot Nos. 87, 88, 89 and 90 of record in Book 5800, page 342, also known as Ratterman Row Townhomes, Register's Office for said County.

Said Lot No. 1A fronts 26.62 feet on the westerly margin of 5th Avenue North and extends back 170.93 feet on the northerly line and 170.93 feet on the southerly line to an alley line in the rear, measuring 25.67 feet thereon.

Being the same property conveyed to Harriet Warner Jones by Warranty Deed from Walter M. Robinson, III, dated September 9, 2015 and recorded on September 17, 2015 of record in Instrument No. 20150917-0094703. Register's Office for Davidson County, Tennessee

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5800, page 342, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6202, page 607, rerecorded in Book 6237, page 93, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1227 5th Avenue North, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2016.

Harriet Warner Jones

State of Tennessee

County of Davidson

On this 15th day of June, 2016, before me the undersigned authority, personally appeared Harriet Warner Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Sworn and subscribed before me this 15th day of June, 2016.

Notary

My Commission Expires: 1-6-20