THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16047418** BILL GARRETT, Davidson County Trans:T20160052123 DEEDWARR Recvd: 06/20/16 11:21 2 pgs Fees:13.00 Taxes:1554.00 20160620-0062406	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Hamood Hutar 3371 Hickory Run Nashville TN 37211-7052	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 180-04-0A-154.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard L Hogan and wife, Christy Y. Hogan.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hamood Hutar,** a married man, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section Five, Highland Creek, RS10 Clister Lot Subdivision of record in Plat at Instrument No. 20040915-0111296, 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 Richard L. Hogan and wife, Christy Y. Hogan by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20051104-0133874 Register's Office for Davidson County, Tennessee, dated November 02, 2005 and recorded on November 04, 2005.

The execution of this instrument is effected by the signature of Christy Y. Hogan as Attorney-in-fact for Richard L. Hogan, which Power of Attorney is recorded in Instrument No. 20160620-0062405 in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040915-0111296, 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 11568, Page 311, as supplemented in Instrument No. 20000413-0037474, 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 record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for Open Space of record in Instrument Number 20031014-0151693, Instrument No. 20041229-0153516 and Instrument No. 20080813-0083149, the Register's Office for Davidson County, Tennessee.

Maintenance Easement Agreement of record in Instrument Number 20000622-0062243, 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 located at 3371 Hickory Run Nashville TN 37211-7052

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2016.

Richard L. Hogan by Christy Y. Hogan Christy Y. Hogan

Richard L Hogan by Christy Y. Hogan Christy Y. Hogan
as Attorney-in-fact as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy Y. Hogan, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-fact for Richard L. Hogan of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christy Y. Hogan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018