BILL GARRETT, Davidson County
Trans:T20160055479 DEEDWARR
Recvd: 06/29/16 12:42 3 pgs
Fees:18.00 Taxes:666.00
20160629-0066400

This instrument prepared by:
Fred C. Dance
Attorney at Law
234 First Avenue South
Franklin, TN 37064
615-794-3450

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00.

AFFIANT: Joseph P. Hogan
Sworn to and subscribed to before me,
this 24 day of June, 2016.

FRED C. DANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 6/4/17

ADDRESS OF NEW PROPERTY OWNER: **SEND TAX BILLS TO:** **MAP-PARCEL**

Joseph Patrick Hogan	SAME	MAP 86-4-A
129 Oak Hollow		PARCEL 32
Hermitage, TN 37076		4D-92397

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00 dollars.

Joseph P Hogan
AFFIANT

Subscribed and sworn to before me on this 24 day of June, 2016.

FRED C. DANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 6/4/17

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bruce Hogan**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Patrick Hogan**, unmarried, hereinafter called the Grantee, certain property in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 17, Phase 1-B on the Plan of Oakcrest of record in Plat Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Bruce Hogan by deed from S.B. & M.G. Corp, of record in Book 7800, page 99, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7308, page 874 Register's Office for said County.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out and Grantor does further covenant and bind his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hands this 29th day of June, 2016.

GRANTOR:

Bruce Hogan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bruce Hogan, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 29th day of June, 2016.

NOTARY PUBLIC FRED C. DANCE

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/4/17