SEND TAX BILLS TO NEW OWNER:
Yuri Mamchur
1101 18th Ave S #605
Nashville, TN 37212

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20160084139 DEEDWARR
Recvd: 09/26/16 09:50 2 pgs
Fees:13.00 Taxes:1394.90
20160926-0100980

Map & Parcel: 104-04-0E-605.00CO

THIS DEED OF CONVEYANCE, executed and delivered by **DONNIE R. HOGAN** and wife, **LEIGH ANNE HOGAN**, and **MACKENZIE R. HOGAN** (by and through her duly appointed attorney-in-fact Donnie R. Hogan, by Power of Attorney recorded as Instrument No. _____ in the Register's Office for Davidson County, Tennessee), hereinafter called the Grantors, to **YURI MAMCHUR**, unmarried hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being unit 605, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, rerecorded at Instrument No. 20060817-0101760, in the Register's Office for Davidson County, Tennessee.

Parking space number 38 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

RESTRICTIONS: The above described property is subject to those restrictions and all other matters as set forth in Master Deed Establishing 1101 Eighteenth Avenue, appearing of record in Instrument No. 20060807-0096688, as re-recorded in Instrument No. 20060817-0101760, and as amended by First Amendment to Master Deed of record in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.

Being that property conveyed to Donnie R. Hogan and Leigh Anne Hogan and MacKenzie R. Hogan, by deed from Fannie Mae a/k/a Federal National Mortgage Association, recorded in Instrument No. 20100624-0049474, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 16th day of September, 2016.

DONNIE R. HOGAN

MACKENZIE R. HOGAN

LEIGH ANNE HOGAN

BY: _____
DONNIE R. HOGAN
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donnie R. Hogan and Leigh Anne Hogan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 16th day of September, 2016.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donnie R. Hogan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the properly appointed Attorney-in-Fact for **Mackenzie R. Hogan,** and that he executed the foregoing instrument on behalf of **Mackenzie R. Hogan** for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 16th day of September, 2016.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

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STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$377,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 16th day of September, 2016.

My Commission Expires: 10/18/16 _____
NOTARY PUBLIC/~~Register~~

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY