BILL GARRETT, Davidson County
Trans:T20170045898 DEEDWARR
Recvd: 05/31/17 09:38 2 pgs
Fees:13.00 Taxes:1369.00
20170531-0053793

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1387

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CHARLES R. HOGG **1811B Tammany Drive** **Nashville, TN 37216**	new owners	072-12-OA-001.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RED GROUP, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES R. HOGG and VICKI HOGG, Husband and Wife,**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit B of the Tammany Drive Townhomes, a Planned Unit Development, as established by Declaration of Covenants, Conditions and Restrictions for Tammany Drive Townhomes of record in Instrument No. 20141125-0108675, as amended in Instrument No. 20170524-0051732, Register's Office for Davidson County, Tennessee, with further reference to plat of record in Exhibit "A-1" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170524-0051732, in the Register's Office for Davidson County, Tennessee, for a more complete and accurate description.

BEING part of the same property conveyed to Red Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Robin York, a married person, taken as separate property, dated 8/25/14 and recorded 9/9/14 in Instrument No. 20140909-0082594; and being part of the same property previously conveyed to Robin York, a married person, taking as separate property, by Special Warranty Deed from U.S. Bank, NA, as Trustee for the registered holders of MASTR Asset Backed Securities Trust, 2006-AM1, Mortgage Pass-Through Certificates, Series 2006-AM1, dated 8/12/14 and recorded 8/19/14 in Instrument No. 20140819-0075265, Register's Office for Davidson County, Tennessee.

Power of Attorney for Grantor of record in Instrument No. 20140819-0075264, said Register's Office.

This is improved property known as 1811B Tammany Drive, Nashville, Tennessee 37216

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, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 its hand this 25th **day of May, 2017.**

RED GROUP, LLC, a Tennessee limited liability company

By: _____
ROBIN YORK, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of RED GROUP, LLC, a Tennessee limited liability company, the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ROBIN YORK, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, on this 25th **day of May, 2017.**

_____
Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY