Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0365

FOR OFFICIAL USE

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

BILL GARRETT, Davidson County
Trans:T20170075179 DEEDWARR
Recvd: 08/29/17 10:04 2 pgs
Fees:13.00 Taxes:414.40
20170829-0088544

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 25, 2017.**

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0365**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **John Bartow, David Haskett and Stanton Fox** | John Bartow | **43-14-172.00** |
| (NAME) **223 Hillcrest Drive** | (NAME) 5557 Vanderbilt Rd. | |
| (ADDRESS) **Madison,TN 37115** | (ADDRESS) Old Hickory, TN 37138 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ralph E. Hogan, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Bartow and David Haskett and Stanton Fox,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 27, 28 and 29, of Block B on the plan of Yowell Place, of record in Book 974, page 61, Register's Office for said County.

SAID Lots Nos. 27, 28 and 29 front together 70 feet on the easterly margin of Hillcrest Drive and extend back 396 feet on the northerly line and 394 feet on the southerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Ralph E. Hogan, unmarried by Warranty Deed from Harold D. Woosley and wife, Nancy C. Woosley dated November 7, 1979, filed of record in Book 5528 , Page 418 , in the Register's Office of Davidson County, Tennessee.

Ralph E. Hogan is now married to Brenda J. Hogan who joins in this conveyance to relinquish all marital rights and otherwise.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **223 Hillcrest Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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 said 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **August, 2017**.

Ralph E. Hogan

Brenda J. Hogan

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Ralph E. Hogan and Brenda J. Hogan**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **25th** day of **August, 2017**.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:
9-6-20

NOTARY PUBLIC

My Commission Expires: