Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-RW-17-700

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 43915

Bill Garrett Davidson County
Batch# 53686 DEEDWARR
02/01/2018 09:59:26 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20180201-0010176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TEN THOUSAND DOLLARS AND 00/100 ($210,000.00) DOLLARS, cash in hand paid by CALEB HOGAN, a single man, receipt of which is hereby acknowledged, I, ELEANOR C. WILLIAMS a widow, have bargained and sold, and by these presents do transfer and convey unto the said CALEB HOGAN, a single man, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the plan of Whittemore Valley, Section 5, of record in Book 6250, Page 904, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 93, which is a corner lot, fronts 80.0 feet on the easterly margin of Yoest Circle and fronts 132.41 feet on the broken northerly margin of Roxanne Drive, extends back 78.10 feet on the easterly line and 140.89 feet on the northerly line to a point of intersection.

Being the same property conveyed to David L. Williams and wife, Eleanor C. Williams by Warranty Deed from Bluegrass Homes, Inc, dated June 17, 1987, of record in Book 7274, Page 623, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Eleanor C. Williams upon the death of her husband, David L. Williams, deceased, by reason of their tenancy by the entirety.

This conveyance is subject to the right of way of Yoest Circle and Roxanne Drive.

This conveyance is subject to all matters shown on Plat Book 6250, Page 904, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 6243, Page 80, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CALEB HOGAN, a single man, his heirs and assigns, forever. And I do covenant with the said CALEB HOGAN, a single man, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2018 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CALEB HOGAN, a single man, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 25th day of January, 2018.

Eleanor C. Williams
ELEANOR C. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ELEANOR C. WILLIAMS a widow, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25th day of January, 2018.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 02/27/2021
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Eleanor C. Williams
AFFIANT

Sworn to and subscribed to before me this 25th day of January, 2018.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 02/27/2021
COUNTY OF DICKSON

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Tax Map 162 11 0
Parcel No. 031.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. CALEB HOGAN
709 Yoast Circle
Antioch, TN 37013