Bill Garrett Davidson County
Batch# 72715 DEEDWARR
03/23/2018 02:01:19 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20180323-0027659

NEW OWNER:

Brandon L. Hoag
Susan W. Hoag
3910 Abbott Martin Road
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0115 MJ

116-11-0-A-002.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Seventy-Five Thousand and 00/100 Dollars ($1,075,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **3910 ABBOTT MARTIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BRANDON L. HOAG AND SUSAN W. HOAG, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Abbott Martin Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20160420-0038272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 3910 Abbott Martin, LLC, a Tennessee Limited Liability Company by Warranty Deed from Brittany Adamiak amd Marek Adamiak of record in Instrument No. 20160420-0038271 Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 20, 2016.

Being also known as 3910 Abbott Martin Road Nashville, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21 st day of **March, 2018.**

3910 ABBOTT MARTIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

MANAGING MEMBER

BY: RYAN MILLER
ITS: MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RYAN MILLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **RYAN MILLER** is the **MEMBER** of **3910 ABBOTT MARTIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within-named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 21 day of **March, 2018.**

Hunter B. Thrasher

NOTARY PUBLIC

My commission expires: 10/26/21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,075,000.00** .

AFFIANT

Sworn to and subscribed to before me this 21ST day of **March, 2018.**

NOTARY PUBLIC

My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020