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Warranty Deed

Bill Garrett Davidson County Batch# 80508 **DEEDWARR** 04/13/2018 11:00:09 AM 2 pgs Fees: $13.00 Taxes: $1,905.50 20180413-0034952	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $515,000.00. Affiant Subscribed and sworn to before me, this the 12th day of April, 2018. Notary Public My commission expires: 6/7/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Hogan Melissa Straub	First TN Bank National Association	
3516 Hillsdale Avenue	2214 Elliston Place #304	104-05-0M-001.00-CO
Nashville, TN 37205	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MOLLY HASSETT NKA MOLLY BLANTON AND MICHAEL CARTER BLANTON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN HOGAN, UNMARRIED AND MELISSA STRAUB, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 1, together with the appurtenant interest in the common elements of 3514 Hillsdale Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20141212-0114129, revised in Instrument No. 20151105-0112895, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit " A" to the aforementioned revised Declaration, and being located upon Lot No. 8 on the Plan of Wrenwood of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Molly Hassett, unmarried, and Michael Carter Blanton, unmarried, Tenants in Common with Right of Survivorship by Warranty deed from Harold G. Johnson of record in Instrument No. 20151112-0114873 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 12, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3516 Hillsdale Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of April, 2018.

Molly Hassett Molly Blanton
Molly Hassett NKA Molly Blanton

Michael Carter Blanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Molly Hassett NKA Molly Blanton and Michael Carter Blanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of April, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021