Warranty Deed

Bill Garrett Davidson County
Batch# 105263 DEEDWARR
06/15/2018 12:59:59 PM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20180615-0057810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $407,000.00

Affiant

Subscribed and sworn to before me this the 12th day of June 2018

Notary Public

My commission expires 7/6/20

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

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
Michelle L. Parker	MCW Owner	
1001 McClurkan Avenue		072-13-0-082.00
Nashville, TN 37206		

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, **ANDREW H. HOGIN, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE L. PARKER, A SINGLE WOMAN**, 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 Lot No. 83 1/2 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 83 1/2 fronts 50 feet on the Northerly side of McClurkan Avenue and runs back between parallel lines, along the Easterly margin of Emmett Avenue, 155 feet to an alley in the rear.

Being the same property conveyed to Andrew H. Hogin, a single person by Warranty deed from Kristie N. Brown, a single person Jason Lenard, a single person of record in Instrument No. 20141107-0103012 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 07, 2014.

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.

The address of the herein described property is believed to be 1001 McClurkan Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-WRD-18-18

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 June, 2018.

Andrew H. Hogin

STATE OF District of Columbia
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew H. Hogin, 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 June, 2018.

Notary Public

My Commission Expires: 11-14-21

DANIEL SOLOMONRAJ
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/14/2021
DISTRICT OF COLUMBIA