STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Linda C Hogan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2018.

Morgan Harris
Notary Public
MY COMMISSION EXPIRES: 11-08-2021
File No. 18-2311

Bill Garrett Davidson County
Batch# 116802 DEEDWARR
07/16/2018 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $841.75
20180716-0069017



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Linda C. Hogan (NAME)	FRANKLIN AMERICAN MORTGAGE COMPANY (NAME)	022-02-0-037
316 JAYME MIKA COURT (STREET ADDRESS)	6100 TOWER CIRCLE, SUITE 600 (STREET ADDRESS)	
JOELTON, TN 37080-7710 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joseph M. Dove, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda C. Hogan, an unmarried woman,** 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 Lot No. 40 on the plan of Section Three, Chase Point, as shown by plat of record in Book 9700, Page 625, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph M. Dove, married by Deed dated September 26, 2002 from Tyrone Garner and wife, Brunetta Garner, recorded September 27, 2002, in Instrument Number 20020927-0118146, in the Register of Deeds of Davidson County, Tennessee. The said Joseph M. Dove conveyed by Quit Claim Deed dated November 7, 2014 to Joseph M. Dove and Tanyia E. Dove, husband and wife, recorded as Instrument No. 20141118-0106353, in the Register of Deeds of Davidson County, Tennessee. The said Tanyia E. Dove having since died December 19, 2017 leaving property vested to Joseph M. Dove as the surviving tenant.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 9948, page 904, and Book 10604, Page 147, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 625, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 316 Jayme Mika Court, Nashville, TN 37080.

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

Witness my/our hand(s) this 12th day of July, 2018.

Joseph M Dove

Joseph M. Dove

STATE OF TENNESSEE
COUNTY OF Shelby

On this 12th day of July, 2018, before me personally appeared Joseph M. Dove, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12th day of July, 2018.

Beverly Lavette Holloway

Notary Signature
My commission expires: 7-31-2019

BEVERLY LAVETTE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY