WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day May 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Andrew Hogan	Wells Fargo Bank, NA	171-03-0-B-241.00 CO
(NAME)	(NAME)	
601 Old Hickory Boulevard, Unit 45	PO Box 51162	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Los Angeles, CA 90051-5462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 231018 DEEDWARR
05/16/2019 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20190516-0046303

For and in consideration of the sum of ten dollars, 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 Jorge Garcia and Lealyn Garcia, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Phillip Andrew Hogan and Elizabeth Sharon Miller, unmarried, as joint tenants, hereinafter called the GRANTEE(S), his/her/their 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. 3, on the plan of A Horizontal Property Regime (Private Element) Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jorge Garcia and Lealyn Garcia, husband and wife by Warranty Deed dated 04/11/2014 from Paul Talley, unmarried of record in Instrument 201404170032078, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 7900, Page 509, Plat Book 7900, Page 807 Plat Book 9700, Page 957, Restrictions of record in Book 7798, Page 843, Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393, as amended of record in Book 9860, Page 840, as amended of record in Book 10694 Page 541, Declaration of Covenants, Conditions and Restrictions of record in Book 11550, Page 531, as amended of record in Book 11682, Page 75, By-Laws of record in Book 8920, Page 45, Book 11550, Page 554, Said By-Laws were amended of record in Book 10694, Page 539, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 7358, Page 643, Easement of record in Book 7851, Page 712, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9607, Page 431, Dedication of Site Drainage Easement of record in Book 10012, Page 756, Stormwater Detention Agreement of record in Book 10357, Page 920, Cable Television Easement and Maintenance Agreement of record in Instrument 200005160049387, Grant of Easement of record in Instrument 201310210109635, Charter of the Homeowners Association of record in Book 8920, Page 40, Charter of the Homeowners Association of record

in Book 11550, Page 529, Quitclaim Deed to the Homeowner's Association of record in Book 11753, Page 208, Register's Office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 601 Old Hickory Boulevard, Unit 45, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 10th day May 2019 .

Jorge Garcia

Lealyn Garcia

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jorge Garcia and Lealyn Garcia, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2019.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:

My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

201905160046303

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

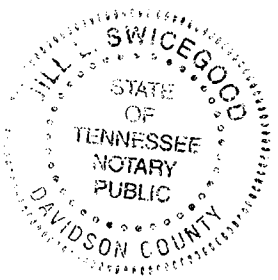
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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