PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

Karen Johnson Davidson County
Batch# 332751 **DEEDWARR**
12/20/2019 10:05:17 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20191220-0131497

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Stacey Ann Wilkinson and Jonathan Stroud	Lending Hand Mortgage, LLC	92 6 714
(NAME)	(NAME)	
3000 Batavia Street	116 E. Cedar Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193402

For and 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 hereby acknowledged, I/we, Donnie Hogan , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Stacey-Ann N. Wilkinson, a married woman, joined by her spouse, Jonathan Stroud, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being all Lot 5, Block B, on the plat of Fisk University Place, appearing of record in Plat Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING a portion of the property conveyed to Donnie Hogan, a married man, by Warranty Deed from GRE, LLC, a 60% undivided interest; Equity Trust Company Custodian FBO 200208321 IRA, a 20% undivided interest; and Equity Trust Company Custodian FBO 200208320 IRA, a 20% undivided interest, dated October 23, 2018, and filed of record in Instrument No. 20181030-0107325, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3000 Batavia Street, Nashville, TN 37209
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of December, 2019

Donnie Hogan

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donnie Hogan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of December, 2019.

Notary Public
My Commission Expires:

