WARRANTY DEED

John M. Wells State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Jennifer Michelle Hogan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 345411 DEEDWARR
01/21/2020 09:10:34 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20200121-0006810

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer Michelle Hogan 1120 Straightway Avenue Nashville, TN 37206	Angel Oak Home Loans LLC Two Lakeside Commons 980 Hammond Drive, Suite 200 Atlanta, GA 30328	072-14-0V-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stacey E. Grimshaw now known as Stacey Grant and Logan G. Grant, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer Michelle Hogan, a single woman,** hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1118 Straightway Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140710-0060667, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stacey E. Grimshaw and Logan G. Grant, tenants in common with right of survivorship by Warranty Deed from Craig Morren and Taryn Morren, husband and wife, dated 05/22/2015 and recorded 06/02/2015, of record in Instrument 201506020051347, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1120 Straightway Avenue, Nashville, TN 37206

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. 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.

Witness my/our hand(s) this the 17th day of January, 2020.

Stacey E. Grimshaw now known as Stacey Grant

Logan G. Grant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stacey E. Grimshaw n/k/a Stacey Grant and Logan G. Grant with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 17th of January, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County