# WARRANTY DEED

Karen Johnson Davidson County
Batch# 345878 DEEDWARR
01/21/2020 02:15:46 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20200121-0007374

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 17th day of January, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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).: |
|---|---|---|
| Danielle Graves, an unmarried woman and Zachary Christensen, an unmarried man, as joint tenants with rights of survivorship | American Pacific Mortgage c/o DocProbe | 92 6 162 |
| (NAME) | (NAME) | |
| 3008 Batavia Street | 1820 Swarthmore Ave | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | PO Box 2132 | |
| (CITY) (STATE) (ZIP) | Lakewood NJ 08701 (CITY) (STATE) (ZIP) | File No.: 20193607 |

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 Danielle Graves, an unmarried woman and Zachary Christensen, an unmarried man, as joint tenants with rights of survivorship, 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 3, 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 3008 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CBE 19-3008

Witness my hand this 17th day of January, 2020

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 17th of January, 2020.

Notary Public
My Commission Expires

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021