Return to:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

WARRANTY DEED

Karen Johnson Davidson County
Batch# 361801 DEEDWARR
02/24/2020 09:47:58 AM 2 pgs
Fees: $13.00 Taxes: $1,287.60
20200224-0020031

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

E. MANNIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grant R. Opperman and Judy L. Opperman	Newowner	Parcel ID: 187 09 0A 173.00
(NAME)	(NAME)	
8311 Middlewick Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Blake H. Hogan and Colbi Layne Hogan, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Grant R. Opperman, Trustee, and Judy L. Opperman, Trustee of The Opperman Family Living Trust dated December 3, 2004**, 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:

Being Lot Number 173 on the Plan of Phase Five, Section One, Burkitt Village recorded in Instrument Number 20150210-0012343, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Blake H. Hogan and Colbi Layne Hogan, husband and wife by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation dated January 29, 2016 and recorded February 02, 2016 as Instrument No. 201602020010126, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8311 Middlewick Lane, Nolensville, TN 37135

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 our hands this 21 day of FEBRUARY, 2020

Blake H. Hogan

Colbi Layne Hogan

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Blake H. Hogan and Colbi Layne Hogan, husband and wife, the 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 and official seal, this the 21st of February, 2020.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020