Karen Johnson Davidson County
Batch# 372345 DEEDWARR
03/13/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20200313-0028341

Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Phillip Hayes and Laura Hayes
2518 Sharondale
Nashville, TN 37215

File Number: 2020-516
Parcel ID: 081-15-0-416

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jake Sogga**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phillip Hayes and Laura Hayes, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee and being described as follows, to-wit: Being part of Lots Numbers 45 and 11 in J. M. and J. T. Harding's Subdivision, of record in Book 21, Pages 81 and 108, Register's Office for Davidson County, Tennessee. Said Lots front the Southerly margin of Heiman Street 36 feet and runs back between parallel lines measuring 153 feet, more or less to a dead line in the rear measuring 36 feet.

Being the same property conveyed to Jake Sogga, unmarried, by Cash Deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated February 9, 2012 of record in Instrument No. 20120210-0011905, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters on the Plan of record in Plat Book 21, Pages 81 and 108, Register's Office for said County.

This is improved property known as: 1705 Heiman Street, Nashville, Tennessee 37214

The 2020 property taxes have been prorated between the parties, buyer to pay when due.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of March, 2020.

Jake Sogga (SEAL)
Jake Sogga

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12th day of March, 2020, before me personally appeared Jake Sogga, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of March, 2020.

Eileen Smith
Notary Signature
My commission expires: 8/27/22

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jessica Mae Ruth
(Affiant)

Sworn to and subscribed before me this 12th day of March, 2020.

Eileen Smith
Notary Public
My commission expires: 8/27/22
File No. 2020-516

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY