This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13040-MC

Karen Johnson Davidson County
Batch# 696531 DEEDWARR
08/12/2021 03:45:15 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20210812-0109203

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2021.

Notary Public
My Commission Expires: 11-06-2024

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Hines and Kristin Hines 2800 Hody Drive Nashville, TN 37206	JPMorgan Chase Bank 700 Kansas Lane Monroe, LA 71203	083-15-0-134.00

WARRANTY DEED

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, **Justin D. Hogg and Sarah L. Hogg, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Hines, a single man and Kristin Hines, a married woman, as tenants in common with the right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, and as amended in Book 2799, page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin D. Hogg and Sarah L. Hogg, husband and wife by Special Warranty deed from Regions Bank, Trustee of the Hody House Irrevocable Trust of record in Instrument No. 20170921-0096943 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 21, 2017.

This is ☐ improved or ☐ unimproved property located at: **2800 Hody Drive, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2021.

GRANTOR:

Sarah L. Hogg

Justin D. Hogg

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah L. Hogg and Justin D. Hogg, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2021.

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22