Davidson County DEEDWARR
Recvd: 08/30/01 09:44 2pgs
Fees:13.00 Taxes:721.50
20010830-0094034

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of August, 2001.

Notary Public

My Commission Expires: 9-1-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kari E. Vogler
401 Bowling Avenue, Unit 41
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel 104-130-A-047.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris John Andrews** hereinafter referred to as Grantors, hereby transfers and conveys to **Kari E. Vogler, Unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Building Site No. 47 on the Plan of Richmeade Place, Section III, as shown on a Plat of record in Book 5050, Page 19, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Chris Andrews, unmarried, by deed from Dorothy H. Chitwood, of record in Instrument Number 2000 101701 03046, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, Page 19, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4941, Page 637, Book 5036, Page 338, Book 5019, Page 946, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210, and Book 5733, Page 628, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4942, Page 633, and Book 5213, Page 945, said Register's Office.

HOA Charter of record in Book 4942, Page 633, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 401 Bowling Avenue, Unit 41, Nashville, Tennessee 37205.

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 do covenant with the said **GRANTEES** that I am 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 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, 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 hand this 22nd day of August, 2001.

Chris John Andrews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris John Andrews, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2001.

Notary Public

9-1-2004
My Commission Expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

03692-BW