# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/01 13:27 2pgs
Fees:13.00 Taxes:296.00

20011112-0123914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires 6/12/2002

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 231 South Royal Oaks Blvd., Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry A. Vogt | Larry A. Vogt | 187-088.00 |
| (NAME) 1344 Cambridge Dr. | (NAME) 1344 Cambridge Drive | |
| (ADDRESS) Antioch TN 37013 | (ADDRESS) Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**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, WE, JEFFREY K. SNODDY AND WIFE, RENE SNODDY*, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY A. VOGT AND WIFE, MONICA H. VOGT, 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:**

Tract No. 13 of land in the 5th Civil District and described on an unrecorded survey by Robert E. Frances, Surveyor (License No. 669) dated November 20, 1984, as follows:

Beginning at a pin in the center line of Kidd Road (Williamson County) and being the SW corner of property of Charles Willard Fann (Deed Book 102, page 209, R.O.W.C.) and the original SE corner of the Oscar D. Guthrie farm (Deed Book 95, page 291, R.O.W.C.); thence leaving road with the westerly line of Fann (fenced), the following calls and distances: N 4 deg. 53' E 1,717.5' to a pin by corner post; N 57 deg. 34' E 10.7' to a pin by a 12" stump in fence line; and N 5 deg. 10' E 1,035.52' to a pin in the center line of 50' wide private road; thence with the northerly line of property of Charles Willard Fann, S 84 deg. 13' E 575.0' to a pin 1.0' south of fence being the BEGINNING of this survey, the SW corner of this tract; thence with the easterly and northerly lines of Tract #12 of this survey the following calls and distances: N 5 deg. 47' E 444.25' to a pin; N 8 deg. 53' 21" W 975.84' to a pin; and N 84 deg. 32' W 100.0' to a pin; thence with the easterly line of Tract #11 of this survey, N 13 deg. 35' 49" E 150.0' to a pin 1.8' north of fence line; thence with the southerly line of property of Mary Ann Smith, S 84 deg. 32' E 137.0' to a pin 4.0' north of fence line; thence with the southwesterly line of Tract #16 of this survey, S 46 deg. 38' 50" E 300.0' to a pin; thence with the westerly line of Tract #14 of this survey the following calls and distances to pins: S 43 deg. 21' W 90.0'; S 11 deg. 26' 14" E 774.12" S 46 deg. 57' 21" E 443.14'; S 5 deg. 47' W to a pin in fence line; thence with the northerly line (fenced) of William Guthrie, N 84 deg. 32' W 19.72' to a point in fence line; thence with Guthrie's line and continuing with the northerly line of Charles Willard Fann (fenced), N 84 deg. 13' W 555.28' to the BEGINNING, containing 11.48 acres, more or less.

Being the same property conveyed to Jeffrey K. Snoddy by deed from Ronald S. Nunn, Trustee, with power to sell or convey without joinder of any beneficiary, of record in Book 6473, page 234, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: restrictions of record in Book 6436, page 454 and easements of record in Book 6769, page 200, Book 6436, page 461 and as amended in Book 6503, page 842 and Book 6444, page 172; all of record in the Register's Office for Davidson County, Tennessee.**

*I, Rene Snoddy, wife of Jeffrey K. Snoddy, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Larry A. Vogt and wife, Monica H. Vogt, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

unimproved ☒

This is improved ☐ property, known as Tract 13 Fann Road, Nashville, TN 37211

(House Number) (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 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 my hand this 26th day of October, 2001.

Jeffrey K. Snoddy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeffrey K. Snoddy and wife, Rene Snoddy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of October 2001.

Notary Public

My Commission Expires:

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

My Commission Expires 6/12/2002