WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Paul E. Hines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/18/03 10:58 2pgs
Fees:13.00 Taxes:491.73
20030818-0119321

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Hines	Mortgage Resources, Inc.	75-6-90
(NAME)	(NAME)	
4270 Nepal Drive	404 BNA Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37217	
(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,

Robert Bogle and wife, Reba Bogle,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul E. Hines, an unmarried person,

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:

LAND in Davidson County, Tennessee, being Lot No. 323, on the plan of Hermitage Estates, Section 2, as shown on plat of record in Book 3700, Page 23, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the curving northwesterly margin of Nepal Drive, the common corner of Lots Nos. 322 and 323, and runs back 128.35 feet in a northwestwardly direction along the common line between said lots to a point, a common intersecting corner of Lots Nos. 322, 323 and 324; thence 128.7 feet in a northeastwardly direction along the common line between Lots 323 and 324 to a point in the curving southwesterly margin of Monoco Drive; thence 120.26 feet in a southeastwardly direction along said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a southwardly direction around said curve to a point in the curving northwesterly margin of Nepal Drive, thence 83.25 feet in a southwestwardly direction along said margin of said Drive to the point of beginning.

BEING the same property conveyed to the Grantors by Warranty Deed from Charles R. Sexton and wife, Evelyn L. Sexton, of record in Book 11304, Page 599, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4270 Nepal Drive, Hermitage, TN 37076
(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 our hands this 15th day of August, 2003.

Robert Bogle by Reba Bogle attorney in Fact
Robert Bogle by Reba Bogle, Attorney in Fact

Reba Bogle
Reba Bogle

STATE OF TENNESSEE

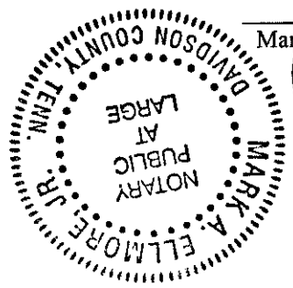
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Reba Bogle, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned officer, personally appeared Reba Bogle, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Robert Bogle, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

