WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/04 09:47 2 pgs
Fees:13.00 Taxes:458.80

20040323-0032467

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/21/07
(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Ogle	Specialty Mortgage Corp.	**Map 150-02**
(NAME)	(NAME)	
697 Lake Terrace Drive	2901 Juan Tabo Blvd. NE Suite 100	**Parcel 98**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Albuquerque, NM 87112	
(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, **Chander Kanal and wife, Sunita Kanal,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard L. Ogle and wife, Dee A. Ogle,** 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. 12 on the Plan of Revised Castlegate, Section 3 & 6 of record in Book 6200, page 565, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chander Kanal and Sunita Kanal husband and wife by deed from T.J. Nuemann & Associates, Inc. of record in Book 7727, page 623, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6200, page 565, said Register's Office; (c) Restrictive covenants contained in Book 6597, page 358, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 697 Lake Terrace Drive, Nashville, TN 37217
(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 19th day of March, 2004.

Chander Kanal
Chander Kanal

Sunita Kanal
Sunita Kanal

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Chander Kanal and Sunita Kanal, individual(s) who executed the foregoing instrument and acknowledged that they executed the within Instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of March, 2004.

Commission expires: 4/21/07

Notary Public

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.