WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/05 15:14 2 pgs
Fees:13.00 Taxes:1405.63
20050711-0080031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 25, 2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xylina D. Bean and Helen M. Bean	Coldwell Banker Mtg	Map 172-14-B
(NAME) 5141 Ravens Glen	(NAME) 3000 Leadenhall Rd	Parcel 144.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Mount Laurel, NJ 08054	
(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, **MICHAEL R. BOGLE AND WIFE, GWENDOLYN L. BOGLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XYLINA D. BEAN AND HELEN M. BEAN,** 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:

BEING Lot No. 144, on the Plan of Winfield Park, Phase 1, Section 2, Revision 1, a Planned Unit Development, of record in Instrument Nos. 20000225-0018479, 20000225-0018480, and 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael R. Bogle and wife, Gwendolyn L. Bogle, by deed from Danco Property Investments, LLC, dated March 22, 2001, of record in Instrument No. 20010329-0030188, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument Nos. 20000225-0018479, 20000225-0018480, and 20010313-0024087, said Register's Office; (c) restrictive covenants of record in Instrument Nos. 20001211-0122000, and 20020520-0061426, said Register's Office; and (d) easements of record in Book 11124, page 852 and 11628, page 204, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5141 Ravens Glen, Nashville, TN 37221

(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 30th day of June, 2005.

Michael R. Bogle

Gwendolyn L. Bogle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2005.

Commission expires:

Notary Public

