File No [redacted]01618

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/05 15:08 2 pgs
Fees:13.00 Taxes:379.99
20050712-0080806

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TN WILLIAMSON CO. MY COMMISSION EXPIRES 5/23/2008

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith A. Vogt	Coastal Mortgage Services, Inc.	162/11-0/12
(NAME) 545 Michele Drive	(NAME) 11230 Carmel Commons Blvd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, North Carolina 28226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Amy M. Ripee, married, (being one and the same person as Amy M. Rippee)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith A. Vogt**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 61 on the Plan of Whittemore Valley, Section Three, as of record in Plat Book 6250, Page 550, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amy M. Ripee, married, by deed from Nancy C. Gillis and Jeana M. Weaver, unmarried, executed 06/27/01 and filed for record on 07/12/01 in Instrument No. 20010712-0074132, Register's Office for said County.

I, Noel C. Rippee, do hereby join in this conveyance for the purpose of conveying and and/or all of my marital interest in subject property to Keith A. Vogt.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 545 Michele Drive, Antioch, TN 37013
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hand(s) this 10th day of June, 2005.

Amy M. Rippee

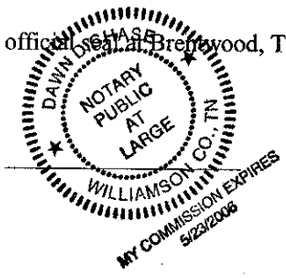
Noel C. Rippee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Amy M. Rippee and husband, Noel C. Rippee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of June, 2005.



My Commission Expires: _____

Notary Public

File Number: [redacted]**1618**

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027