WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KAZE E. ARBOGAST NOTARY Exp. 5/24/08 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/14/05 15:43 2 pg
Fees:13.00 Taxes:1591.00

20050714-0082030

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Barton	New Owner	104-15-403
(NAME)	(NAME)	
2111 Westwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Todd Vogel and wife, Julee D. Vogel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas L. Barton and wife, Jeanne A. Barton**, 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. 1 on the Plan of Resubdivision of Lot No. 54 on the Plan of Belair of record in Book 6050, page 590, said Register's Office, to which plan reference is hereby made for a more complete description thereof in the Register's Office for said County.

BEING the same property conveyed to Todd Vogel and spouse, Julee D. Vogel by deed from Gabriel D. Wicks and spouse, Heather J. Wicks of record in Instrument No. 20040614-0069629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2111 Westwood Avenue, Nashville, TN 37212

(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 11th day of July, 2005.

Todd Vogel

Julee D. Vogel

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 Todd Vogel and wife, Julee D. Vogel, the bargainors, 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 Nashville, Tennessee this 8th day of July, 2005.

Commission expires:



NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Denise White — Notary Public