25-1-391

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/27/05 10:21 2 pgs
Fees:13.00 Taxes:536.50
20050927-0115757

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **September, 2005** by and between **Steven S. Wiser and wife, Melissa W. Wiser** , herein after referred to as GRANTOR, and **Kimberlyn Bogle, an unmarried woman, and Brett Rozell, an unmarried man** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Section One, Asheford Crossing, of record in Book 7900, page 937, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Special Exceptions:

1) All matters appearing on the Plan of Section One, Asheford Crossing, of record in Book 7900, page 937, Register's Office for Davidson County, Tennessee.

2) Homeowners Association Charter of record in Book 9651, apge 895, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 9651, page 900 as amended in Book 9980, page 482 and Book 10301, page 180 and Book 10353, page 575 and Book 10640, page 941 and Book 10717, page 97 and Book 11455, page 769 and Instrument No. 200010180103441 and Instrument No. 200104180038191, Register's Office for Davidson County, Tennessee.

4) Homeowners Association By-Laws of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.

5) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven S. Wiser and wife, Melissa W. Wiser by Warranty Deed from Phillips Builders, Inc. of record in Book 10033, page 744, dated April 30, 1996, recorded May 1, 1996, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5729 Cedar Ash Crossing, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Steven S. Wiser
Signature of Seller

Melissa W. Wiser
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Steven S. Wiser and wife, Melissa W. Wiser** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such
person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **14th** day of **September, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

Name and Address of Property Owner:
Kimberlyn Bogle and Brett Rozell
5729 Cedar Ash Crossing, Antioch, TN 37013

Send Tax Statements to:
Regions Bank d/b/a Regions Mortgage
601 S Court, Montgomery, AL 36104

Map and Parcel--164.09-005.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$145,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **September, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

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