After Recording Return to:
Jack Case Wilson Title Associates
7100 Executive Center Drive
Brentwood, TN 37027
B-5415

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/07 10:24 2 pgs
Fees:13.00 Taxes:1318.68

20070727-0089349

P-07-5340

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,400.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/16/08
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christie E. Bogle	New Owner	
5340 Fredericksburg Way West	(NAME)	17103-0A-130.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BROCK L BODART, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHRISTIE E. BOGLE, UNMARRIED AND JOHNNY LYNN BOGLE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ~~WILLIAMSON~~ Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in ~~Williamson~~ County, Tennessee, being Lot No. 109 on the plan of the Plan of * Davidson Fredericksburg, Section 6B, of record in Book 7900, page 509, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

*amended in Book 9700, page 151

Being the same property conveyed to Dykes Restaurant Supply, Inc., by Deed from Radnor Homes, Inc, dated December 2, 1997, of record in Book 10704, Page 927, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

Being further conveyed to Brock L. Bodart, by Quitcalim Deed from Dykes Restaursant Supply, Inc., dated October 10, 2001, of record in Instrument Number 20011107-0122474, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

Alissa Bodart, spouse of Brock L. Bodart hereby joins in this conveyance for the purpose of marital interest.

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

unimproved ( )
This is improved (X) property, known as 5340 Fredericksburg Way West, Brentwood, Tennessee 37027
(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/our hand(s) this 23rd day of July, 2007.

Brock L. Bodart

Alissa Bodart

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brock L. Bodart and Alissa Bodart, the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800