File No. 27070057

Return to
Record & Return
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

JERRY A. KENNON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/01/07 10:51 2 pgs
Fees:13.00 Taxes:536.50
20070801-0091265

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark D. Sherrard	Mark D. Sherrard	
(NAME) 145 Antler Ridge Circle	(NAME) Same	MAP/PARCEL 122.01-0A-436.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Same MH	
(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, **WE, Christie E. Bogle, unmarried and Johnny Lynn Bogle, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark D. Sherrard, an unmarried man**, 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 Unit No. 25 on the Plan of WOODLAND POINT, Phase Ten, a Private Element Horizontal Property Regime, as of record in Instrument No. 200207250089575 first supplementary declaration to restrictive covenants and in Instrument No. 200209040107261 second supplementary declaration correction, 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 Christie E. Bogle, unmarried and Johnny Lynn Bogle, unmarried, joint tenants with right of survivorship by deed from Ole South Properties, Inc of record in Instrument No. 200406080067758, Register's Office for said County.

Easement as shown of record in Deed Book 8332, Page 982, Instrument No. 200004190039023, 200006120058346, Register's Office for said County.

Restrictive Covenants of record in Instrument Nos. 200006070056981, 200010110101044, 200207250089575, 200209040107261, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200010130102000, Register's Office for said County.

Master Charter of Homeowner's Association as shown of record in Instrument No. 200202220022863, Register's Office for said County.

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

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.

CLB JLB

unimproved ☐

This is improved ☒ property, known as 145 Antler Ridge Circle, Nashville, TN 37214

(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 hands this 25th day of July, 2007.

Christie E. Bogle

Johnny Lynn Bogle

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christie E. Bogle, unmarried and Johnny Lynn Bogle, unmarried, 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 MT JULIET, Tennessee, this 7/25/2007.

My Commission Expires:

Notary Public

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

File Number: 270700051

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