File No. 270701692

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/01/07 14:18 2 pgs
Fees:13.00 Taxes:555.00
20070801-0091471

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Brian Bobel Jr.	New South Federal Savings Bank	Map 039-00-0-87.01
(NAME) 5268 Simpkins Rd.	(NAME) 2301 21st Avenue South	
(ADDRESS) Whites Creek, Tennessee 37189	(ADDRESS) Nashville, TN 37212-0234	
(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, George Lange and wife, Stephanie Lange, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Brian Bobel Jr. and wife, Jessica Anne Bobel, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Frank V. Nelly, Registered Land Surveyor, No. 1493, of M & K Engineer, June 25, 1992, as follows:

BEGINNING at an iron pin on the Easterly side of Simpkins Road, corner to Boward Taylor, thence with the line between this property and Taylor, N. 86° 00' 00" East 309.14 feet to an iron pin and corner of Dennis Bobel; thence S. 18° 17' 46" East, 210.11 feet to an iron pin; thence with the line between Bobel and this property, S. 86° 00' 00" W, 431.16 feet to the margin of Simpkins Road; thence with the easterly margin of Simpkins Road, in a northerly direction with a curve with a radius of 454.71 feet, 102.02 feet to an iron pin; thence with a curve with a radius of 83.90 feet, 93.92 feet to an iron pin; thence with a curve with a radius of 66.17 feet, 41.74 feet to the point of beginning.

BEING the same property conveyed to Stephanie P. Cook, now known as Stephanie Lange, by deed dated June 23, 2005 from Stephanie P. Cook and Stephen R. Cook of record as Instrument No. 20050628-0074271, Register's Office of Davidson County, Tennessee.

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 5268 Simpkins Rd., Whites Creek, TN 37189
(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), Their 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), 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 hands this 30th day of July, 2007.

George Lange by Janet P. Cook
George Lange

Stephanie Lange by Janet P. Cook
Stephanie Lange

STATE OF TENNESSEE

COUNTY OF DAVIDSON

By Attorney In Fact

* 20070801-0091470

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Janet Cook, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book *____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Stephanie Cook, a/k/a Stephanie Lange and George Lange (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 7/30/2007.

My Commission Expires:.

JERRY A. KENNON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 05, 2010

_____, Notary Public.

File Number: 270701692

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075