Return to:
This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070066

Davidson County DEEDWARR
Recvd: 08/27/07 10:45 2 pgs
Fees:13.00 Taxes:1165.50
20070827-0102318

Send Tax Bills To:
New Owner

New Owner is:
Janice M. Kay
5624 Oakes Drive
Brentwood, TN 37027

MAP: 160-14-0F-012.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Peter F. Bogatinoff and wife, Stephanie J. Bogatinoff**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Janice M. Kay, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5624 Oakes Drive, Brentwood, TN 37027**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Unit No. 5624, (Parcel No. 12), together with the carport designated No. 5624-C, in BRENTWOOD HALL, a Condominium, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard and Oakes Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Hall, Condominium Apartments, recorded in Instrument No. 20011023-0115309 as amended in Instrument No. 20011031-0118967, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20011023-0115544, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Hall, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument Nos. 20011023-0115544 and 20011023-0115545, respectively, Register's Office for Davidson County, Tennessee, and restrictions in Book 4020, page 59, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Peter F. Bogatinoff and wife, Stephanie J. Bogatinoff from Haury and Smith Contractors, Inc. by Warranty Deed dated February 28, 2002 and recorded March 5, 2002 in Instrument No. 20020305-0027451, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 4020, page 59; Master Deed and By-Laws of record in Instrument #20011023-0115544 and #20011023-0115545; and all matters of record on plat in Instrument #20011023-0115309, amended in Instrument #20011031-0118967, Register's Office for Davidson County.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of August, 2007.

GRANTOR(S):

PETER F. BOGATINOFF

STEPHANIE J. BOGATINOFF

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Peter F. Bogatinoff and wife, Stephanie J. Bogatinoff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of August, 2007.

NOTARY PUBLIC
My Commission Expires: NOTARY PUBLIC AT LARGE

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00**.

AFFIANT

SWORN TO and subscribed before me this 23rd day of August, 2007.

NOTARY PUBLIC
My commission expires: NOTARY PUBLIC AT LARGE

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE