20B

File No.,280600181

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Larry W. Ogle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: . 11-7-11
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/04/08 11:44 2 pgs
Fees:13.00 Taxes:358.90

20080804-0079928

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Ogle	Dover Mortgage Company	MAP: 52-06 PARCEL: 60.00
(NAME) 831 Neely's Bend Road	(NAME) 711 E. Morehead Street	
(ADDRESS) Madison, TN 37115	(ADDRESS) Charlotte, NC 28202	
(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, **Kerry Drury and husband Charles Drury**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Larry W. Ogle and wife, Penny L. Ogle**, 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 Davidson County, Tennessee, Being Lot Number 1, on the Plan of Rainbow Terrace, Section 2-B, of record in Plat Book 1835, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Kerry Drury, married by Warranty Deed dated December 5, 2001, from Scott A. Carpenter and wife, Karen A. Carpenter, of record by Instrument No. 20011213-0137808 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

Charles Drury joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

Charles Drury being one and the same person as Charles W. Drury.

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 831 Neely's Bend Road, Madison, TN 37115
(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 31st day of July, 2008.

Charles Drury

Kerry Drury

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Kerry Drury and Charles Drury** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 31sat day of July, 2008

Commission expires: 11-7-11

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

File Number: 280600181

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072