Davidson County DEEDWARR
Recvd: 12/23/08 09:11 2 pgs
Fees:13.00 Taxes:185.00
20081223-0122213

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
William Swoner & Brian Faircloth
1010 Thurman Street
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

Tax ID 136-3-A/41CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **James A. Vogelpohl,** has this day bargained and sold, and does hereby transfer and convey unto **William Swoner and Brian Faircloth, tenants by the entireties,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Townhouse #41, Building #16 on the plan of Priest Lake Park Condominium Townhouse, Phase 1, according to the Master Deed of record in Book 4651, page 412 as amended in Book 4943, page 692 and Book 4979, page 939, in the Register' s Office of Davidson County, Tennessee, and more particularly described in Plat Book 4460, Page 88, in the Register' s Office of Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James A. Vogelpohl by Deed of record in Instrument No. 20080723-0075384 recorded 7/23/2008, Register's Office for Davidson County, TN .

This is improved property known as **4000 Anderson Road, Nashville, TN 37217.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4460, page 88, and restrictions in Book 4651, page 412, as amended in Book 4943, page 692 and Book 4979, page 939 and encumbrances as may be shown of record in the office of the Register of Deeds where the

real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 16th day of December, 2008

James A. Vogelpohl

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James A. Vogelpohl,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of December, 2008.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of December, 2008.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: