MLFE 09-1130 RECORD & RETURN

Send Tax Statements To:
New Owner

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Ralph E. Vogt
741 Holder Drive
Nashville, TN 37217

Map/Parcel 150-02-184.00

Davidson County DEEDWARR
Recvd: 03/04/09 10:30 2 pgs
Fees:13.00 Taxes:370.00
20090304-0019101

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **PAULA G. GOWER, unmarried,** has this day bargained and sold and hereby transfer and convey unto, **RALPH E. VOGT, an unmarried person,** his heirs and assigns, forever, that certain parcel of real estate located in the 6th Civil District of Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot Number 62, A, Zone Lot Division of Lot 62 Harbor Gate, Section I, Revised as of record in Plat Book 5200, page 712; revised in Plat Book 8250, page 619, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Paula G. Gower, unmarried, by deed from, Georgia R. Seul-Butler, dated September 18, 2006, appearing of record in Instrument Number 20061002-0121926, of the Register's Office of Davidson County, Tennessee.

Subject to all matters of record in Plat Book 8250, page 619, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6221, page 253; Book 6486, page 436; Book 6597, page 157; and re-recorded in Book 6599, page 984; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5300, page 909; and in Book 5904, page 79;; all matters shown on said plat and survey of record in Plat Book 5200, page 712; revised in Plat Book 8250, page 619; all of said Register's Office.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 741 Holder Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **RALPH E. VOGT, an unmarried person,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of February, 2009.

Paula G. Gowers by Kendra Cooke atty in fact
Paula G. Gowers
By: Kendra Cooke, Attorney-in-Fact

STATE OF TENNESSEE)
Rutherford)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned authority, a Notary Public within and for the said State and County aforesaid, the with named **Kendra Cooke**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained; and the said **Kendra Cooke**, to me known to be the person who executed the same as the free act and deed of the said **Paula G. Gowers,** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **Paula G. Gowers**, and appearing of record in Record Book ~~*~~ ___, page _____, in the Register's Office of Davidson County, Tennessee.

*20090304-0019100

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 24th day of ~~October~~ February, 2009.

Sheri K Morgan
NOTARY PUBLIC
My Commission Expires: 2/24/09

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~)
Rutherford

SHERI K. MORGAN NOTARY PUBLIC RUTHERFORD COUNTY, TN

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Paula Johnson
AFFIANT

SWORN to and subscribed before me, this the 24 day of February, 2009.

Christine L Unrue
NOTARY PUBLIC
My Commission Expires:
NOV 21, 2010

CHRISTINE L UNRUE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires November 21, 2010