BILL GARRETT, Davidson County
Trans:T20100042070 DEEDWARR
Recvd: 07/09/10 10:40 2 pgs
Fees:13.00 Taxes:1043.40
20100709-0053798

WARRANTY DEED

24415

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF July, 2010.

(Affix Seal) Notary Public

My Commission Expires: 1-29-13

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID:
Richard L. Culbreth and wife, Susan R. Culbreth		
6120 Brentwood Chase Drive	SAME	Map and Parcel 160 16 0B 025.00
Brentwood, TN 37027		

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 consideration, the receipt of which is hereby acknowledged, BRIAN VOGELSANG, married, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto RICHARD L. CULBRETH AND WIFE, SUSAN R. CULBRETH, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

LAND in Davidson County, Tennessee being Lot No. 25 on the Plan for Brentwood Chase Revision One, Section One, of record in Plat Book 9700, Pages 936 through 941, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brian Vogelsang, unmarried, by Warranty Deed from Eric F. Stiles, unmarried, dated August 27, 2007, of record in Instrument No. 20070829-0103577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2010 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 160 16 0B 025.00.
b. All matters appearing on the Plan of Brentwood Chase, Revision One, Section One, of record in Plat Book 9700, pages 936 through 941, Register's Office for Davidson County, Tennessee.
c. All matters shown on the Boundary Plat of record in Book 9700, pages 936 and 941, Register's Office for Davidson County, Tennessee.
d. Easements for Drainage Facilities as set out in Deed of record in Book 7902, page 389, said Register's Office.
e. Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
f. Storm Water Detention Agreements of record in Book 11115, page 281 and Book 11115, page 286, said Register's Office.
g. Declaration of Brentwood Chase Community of record in Instrument No. 20000531-0053798 as amended in Instrument No. 20000831-0086366, Register's Office for Davidson County, Tennessee.
h. Amended and Restated Charter of Brentwood Chase Community Association, Inc. of record in Instrument No. 20000524-0051842, Register's Office for Davidson County, Tennessee.
i. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is (X) improved property known as 6120 Brentwood Chase Drive, Brentwood, Tennessee 37027.

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 the GRANTOR(S), does covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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.

SARAH LOUISE CREWS VOGELSANG, WIFE OF BRIAN VOGELSANG, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 7th day of July, 2010:

Brian Vogelsang

Sarah Louise Crews Vogelsang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named BRIAN VOGELSANG and wife, SARAH LOUISE CREWS VOGELSANG, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of July, 2010.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013