Perrone

WARRANTY DEED

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Cindy Mc
Affiant

Subscribed and sworn to before me, this 27th day of May, 2010

Robin S Edwards
Notary Public

MY COMMISSION EXPIRES: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A. Spisak	Regions Bank dba Regions Mortgage	187
(NAME)	(NAME)	(MAP)
344 Fann Road	2050 Parkway Office Circle	88.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nolensville, TN 37135	Birmingham, AL 35244	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Larry A. Vogt and spouse, Monica H. Vogt, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kenneth A. Spisak and spouse, Tammy S. Spisak, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in ~~Williamson~~ Davidson County, TENNESSEE, described as follows, to-wit:

Tract No. 13 of land in the 5th Civil District and described on an unrecorded survey by Robert E. Frances, Surveyor (License No. 669) dated November 20, 1984, as follows:

Beginning at a pin in the center line of Kidd Road (Williamson County) and being the SW corner of property of Charles Willard Fann (Deed Book 102, page 209, ROWC) and the original SE corner of the Oscar D. Guthrie farm (Deed Book 95, page 291, ROWC); thence leaving road with the westerly line of Fann (fenced), the following calls and distances: N 4 deg. 53' E 1,717.5' to a pin by corner post; N 57 deg. 34' E 10.7' to a pin by a 12" stump in fence line; and N 5 deg. 10' E 1, 035.52' to a pin in the center line of 50' wide private road; thence with the northerly line of property of Charles Willard Fann, S 84 deg. 13' E 575.0' to a pin 1.0' south of fence being the BEGINNING of this survey, the SW corner of this tract; thence with the easterly and northerly lines of Tract #12 of this survey the following calls and distances: N 5 deg. 47' E 444.25' to a pin; N 8 deg. 53' 21" W 975.84' to a pin; and N 84 deg. 32' W 100.0' to a pin; thence with the easterly line of Tract #11 of this survey, N 13 deg. 35' 49" E 150.0' to a pin 1.8' north of fence line; thence with the southerly line of property of Mary Ann Smith, S 84 deg. 32' E 137.0' to a pin 4.0' north of fence line; thence with the southwesterly line of Tract #16 of this survey, S 46 deg. 38' 50" E. 300.0' to a pin; thence with the westerly line of Tract #14 of this survey the following calls and distances to pins: S 43 deg. 21' W 90.0'; S 11 deg. 26' 14" E 774.12'; S 46 deg. 57' 21" E 443.14'; S 5 deg. 47' W to a pin in fence line; thence with the northerly line (fenced) of William Guthrie, N 84 deg. 32' W 19.72' to a point in fence line; thence with Guthrie's line and continuing with the northerly line of Charles Willard Fann (fenced), N 84 deg. 13' W 555.28' to the BEGINNING, containing 11.48 acres, more or less. *Legal description continued on page 2.

Being the same property conveyed to Larry A. Vogt and wife, Monica H. Vogt, by deed from Jeffrey K. Snoddy and wife, Rene Snoddy, of record in Instrument No. 20011112-0123914, Register's Office for Davidson County, Tennessee.

BK/PG:5068/96-97
10017647

DEED
06/03/2010 09:04 AM
BATCH 179661
MTG TAX 0.00
TRN TAX 1479.63
REC FEE 10.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 1492.63
STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

BILL GARRETT, Davidson County
Trans:T20100052125 DEEDWARR
Recvd: 08/23/10 10:31 2 pgs
Fees:12.00 Taxes:0.00
20100823-0066346

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 344 Fann Road, Nolensville, Tennessee 37135

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 27th day of May, 2010.

Larry A. Vogt

Monica H. Vogt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Larry A. Vogt and Monica H. Vogt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of May, 2010.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

*Legal Description Continued
Included in this conveyance is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by intrument of record in Book 6436, Page 461, R.O.D.C.,TN.

Included in this conveyance is a permanent easement 50' in width in favor of th Grantee, his heirs and assigns for the purpose of ingress and egress to and from a private road extending to Kidd Road and for the construction and maintenance of a water line. The centerline of said easement is described as beginning at a pin in the center of the cul-de-sac at the northerly end of said private road; thence N 62deg.21'40"E 209.1' to pin; thence N. 55deg. 05'E 285.56' to a pin; thence S 67 deg. 35'E 240.52' to a pin; and thence S 44 deg. 00'E 373.26' to a pin in the common southerly corners of Tracts 15 and 16.

This conveyance is made subject to the above described 50' permanent easement for igress and egress and water line construction and maintenance in favor of the present and future owners of Tracts 12, 14, 15 & 16. The centerline of said easement extends from a pin in the center of the cul-de-sac at the northerly end of said private road to the common southerly corners of Tracts 15 & 16 and is described immediately above.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, Page 454, R.O.D.C., TN, and Book 504, Page 496, R.O.W.C, TN.
This conveyance is made further subject to that certain Land Owners Association created for the purpose of maintaining a private roadway and of record in Book 6436, Page 461, R.O.D.C.,TN, and of record in Book 504, Page 499, R.O.W.C.,TN In partial consideration for this conveyance the Grantee agrees to abide and comply with the terms, conditions and requirements of said Land Owners Association.