WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/11 10:31 3 pgs
Fees:18.00 Taxes:505.05
20110302-0016691

LAURIE M. HARRIS — 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 $136,500.00

Kelli S. Flower
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **February, 2011.**

Laurie M Harris
Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli S. Flower	Regions Bank d/b/a Regions Mortgage	12814010100
(NAME) 7981 Sawyer Brown Road	(NAME) 6000 Poplar Ave Ste 300	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Memphis, TN, 38119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Neal Thomas Ogles and William Andrew Ogles, III, Co-Trustees of the Timothy Edward Ogles Trust established under the Last Will and Testament of Hilda May Ogles Dated March 21, 2007**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kelli S. Flower and husband, Doug B. Flower**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Stacy Square, Section I, as of record in Book 3842, page 134, Register's Office for Davidson County, Tennessee.

Said Lot fronts 91.12 feet on the northwesterly side of Sawyer Brown Road and runs back 125 feet on the northeasterly line and 136.7 feet on the southwesterly line, to a dead line in the rear on which it measures 76.65 feet.

Being the same property conveyed to William A. Ogles, Jr. and wife, Hilda Mai Ogles by Warranty Deed from Jones Lumber Company, Inc., dated May 29, 1969 and recorded in Book 4338, page 301, Register's Office for Davidson County, Tennessee. The said William A. Ogles, Jr. having since died and subject property vested in Hilda Mai Ogles as the surviving tenant by the entirety. The said Hilda May Ogles having since died and pursuant to her Last Will and Testament of record in the Chancery Court for Williamson County, Tennessee, Docket Number P-504, subject property vested in Neal T. Ogles and W. A. Ogles, III as Co-Trustees of Timothy Edward Ogles. By Executors' Quitclaim Deed of record in Instrument No. 20101229-0103578, said Register's Office, Neal Thomas Ogles and William Andrew Ogles, III, Co-Executors of the Estate of Hilda May Ogles conveyed all of their right, title and interest in subject property to Neal Thomas Ogles and

William Andrew Ogles, III, Co-Trustees of the Timothy Edward Ogles Trust established under the Last Will and Testament of Hilda May Ogles Dated March 21, 2007.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 7981 Sawyer Brown Road, Nashville, TN 37221

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, has 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 our hands this **18th** day of **February, 2011**.

Neal Thomas Ogles and William Andrew Ogles, III, Co-Trustees of the Timothy Edward Ogles Trust established under the Last Will and Testament of Hilda May Ogles Dated March 21, 2007

Co-Trustee
Neal Thomas Ogles, Co-Trustee

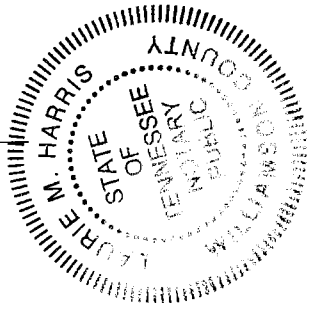
William Andrew Ogles III Co-Trustee
William Andrew Ogles, III, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Neal Thomas Ogles and William Andrew Ogles, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of the Timothy Edward Ogles Trust established under the Last Will and Testament of Hilda May Ogles dated March 21, 2007, and is authorized to execute the instrument on behalf of the Timothy Edward Ogles Trust established under the Last Will and Testament of Hilda May Ogles dated March 21, 2007, the within named bargainor, and that they as such Co-Trustees, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of February, 2011.

Laurie M Harris
Notary Public



My Commission Expires: 12-10-2012

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF LAURIE M. HARRIS

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).