BILL GARRETT, Davidson County
Trans:T20110047248 DEEDWARR
Recvd: 08/03/11 10:33 2 pgs
Fees:13.00 Taxes:554.63
20110803-0059603

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me this 29th day of July 2011.

Notary Public
My commission expires: 11/7/12

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Kali Richards	Primary Residential	173-040A-154
4925 Alexis Dr.	4750 West Wiley Post Way	
Antioch TN 37013	Salt Lake City, UT 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged R. Keith Hoagland and wife Colleen R. Hoagland hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kali Richards* hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*married

Being Lot No. 154 on the Plan of Phase I of Oak Highlands of record in Book 6900 Pages 432-435 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R. Keith Hoagland and wife Colleen R. Hoagland by deed from Brad L. Fly and wife Rebecca Hatcher Fly of record in Book 9787 Page 61 Register's Office for Davidson County, Tennessee and dated September 1, 1995.

This conveyance is made subject to the following: 1) All matters appearing on plan of Phase I Oak Highlands of record in Book 6900 Page 432-435, Register's Office for Davidson County, Tennessee 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7350 Page 24 and re-recorded in Book 7367 Page 587 and amended in Book 8765 Page 77; Instrument No 20020725-0089130 and No. 20020725-00891301 and in any allied instruments(s) referred to in said restrictions. 3) Charter for Oak

Highlands Homeowners Association of record in Book 7387 Page 529 and amended in Book 8765 Page 100 and Instrument No. 20070807-0093758

This property is improved property known as 4925 Alexis Dr., Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 29th day of July, 2011.

R. Keith Hoagland

Colleen R. Hoagland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Keith Hoagland and Colleen R. Hoagland, 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.

29th Witness my hand and official seal at Brentwood, Tennessee, this 29th day of July, 2011.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15
FILE NO: 06850