WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048913 DEEDWARR
Recvd: 07/03/12 09:50 2 pgs
Fees:13.00 Taxes:878.75
20120703-0058299

G-KW-12-7105

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Taulien	SAME	
7105 Sunnywood Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		173-9-A-223.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHARLES B. OGDEN AND ABBY W. OGDEN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEVERLY TAULIEN AND BURGHARD TAULIEN, WIFE AND HUSBAND, 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 169, LENOX VILLAGE, PHASE "B", AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20031024-0157237, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES B. OGDEN AND WIFE, ABBY W. OGDEN BY WARRANTY DEED FROM DON B. SMITHSON, D/B/A DON B. SMITHSON CONSTRUCTION, RECORDED ON THE 31ST DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040831-0105238, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20031024-0157237; INSTRUMENT NO. 20020315-0032825; INSTRUMENT NO. 20020315-0032826; INSTRUMENT NO. 20021226-0158458; INSTRUMENT NO. 20021226-0158459; INSTRUMENT NO. 20031212-0178492; INSTRUMENT NO. 20040526-0062220, 20050113-0005133; INSTRUMENT NO. 20050119-0006853; INSTRUMENT NO. 20050324-0032209; INSTRUMENT NO. 20050815-0096405; INSTRUMENT NO. 20060120-0007914; INSTRUMENT NO. 20060221-0020352; INSTRUMENT NO. 20060321-0032382; INSTRUMENT NO. 20060321-0032383; INSTRUMENT NO. 20060612-0069716; INSTRUMENT NO. 20060622-0074677; INSTRUMENT NO. 20070103-0001284; INSTRUMENT NO. 20070830-0104306; INSTRUMENT NO. 20020911-0110906; INSTRUMENT NO. 20020315-0032825; INSTRUMENT NO. 20020412-0045831; INSTRUMENT NO. 20031016-0153550; INSTRUMENT NO. 20080326-0030439; INSTRUMENT NO. 20080403-0033974; INSTRUMENT NO. 20080403-0033975; INSTRUMENT NO. 20011129-0130322; INSTRUMENT NO. 20030923-0140666; INSTRUMENT NO. 20011106-0121932; INSTRUMENT NO. 20010918-0100850; BOOK 7361, PAGE 230; BOOK 7985, PAGE 449; INSTRUMENT NO. 20020408-0042676; INSTRUMENT NO. 20020408-0042675; INSTRUMENT NO. 20011112-0123853; INSTRUMENT NO. 20020501-0053757; INSTRUMENT NO. 20020507-0056338; INSTRUMENT NO. 20010103-0000902; SAID REGISTER'S OFFICE; C) EASEMENT FOR THE FLOW OF WATER OF UNNAMED TRIBUTARY OF MILL CREEK AND THE RIGHTS OF THE PUBLIC THEREIN; D) RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF AN UNNAMED TRIBUTARY OF MILL CREEK FREE FROM DIMUNITION AND POLLUTION; AND E) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7105 Sunnywood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 19th day of June, 2012.

Charles B. Ogden

Abby W. Ogden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles B. Ogden and Abby W. Ogden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903