SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$290,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June, 2012.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5-17-15
(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-8993

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DeAnne R. Howard 2415 Mansker Drive Madison, TN 37115	New Owner	Map & Parcel: 026-16-10.00 Parcel

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,

Dorothy G. Mogan, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

DeAnne R. Howard, married

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Mansker Meadows, Section II, as of record in Plat Book 2663, Page 15 & 16, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 28 fronts 125 feet on the easterly side of Mansker Drive and runs back between lines, 625 feet, more or less, to the center line of Mansker Creek, on which it measures 243 feet, more or less.

Being the same property conveyed to Thomas F. Mogan by Deed from Ronald Allen Appleby and wife, Deborah Appleby dated May 20, 1987 of record in Book 7243, Page 624, Register's Office for Davidson County, Tennessee. Property was then conveyed to Thomas F. Mogan by Quitclaim deed from Linda K. Church-Mogan dated December 3, 1991 of record in Book 8505, Page 243, said Register's Office. Property was then conveyed to Thomas F. Mogan and wife, Dorothy G. Mogan, Trustees of the Mogan Joint Revocable Living Trust by Quitclaim deed from Thomas F. Mogan dated April 29, 1998 of record in Book 10907, Page 254, said Register's Office. Property was then conveyed to Thomas F. Mogan and wife, Dorothy G. Mogan by Quitclaim deed from Thomas F. Mogan and wife, Dorothy G. Mogan, Co-Trustees of the Thomas F. Mogan and Dorothy G. Mogan Joint Revocable Trust, dated April 13, 2011 of record in Instrument No. 20110415-0029457, said Register's Office. Thomas F. Mogan died on June 11, 2011 and property now vests in Dorothy G. Mogan as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2663, Page 16, Register's Office for Davidson County, Tennessee.
2) Property is subject to a Flowage easement to USA for the Cumberland River of record in Book 2273, Page 297, said Register's Office.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2415 Mansker Drive, Madison, TN 37115**
(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 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 our hand(s) this 29th day of June, 2012.

Dorothy G. Mogan
Dorothy G. Mogan

BILL GARRETT, Davidson County
Trans:T20120049441 DEEDWARR
Recvd: 07/05/12 10:40 2 pgs
Fees:13.00 Taxes:1073.00
20120705-0058945

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dorothy G. Mogan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2012.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-4-2013

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076