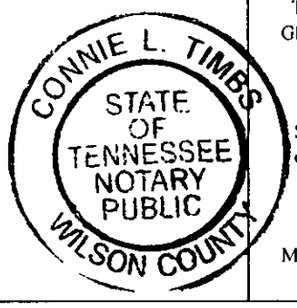
WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste 106, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan D. Bogart	SunTrust Mortgage, Inc.	149150A03900CO
(NAME)	(NAME)	
2313 Edencrest Drive	901 Semmes Avenue, RVW-5093	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121066

For and 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, LINDA H. VAUGHN AND ROBIN WHEELER**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RYAN D. BOGART AND WIFE, TONYA M. BOGART**, 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. 143 on the Plan of Section One, Cambridge Forest, of record in Book 9700, pages 299 and 300, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Robert S. Watson and wife, Theresa L. Watson by Warranty Deed from Lorita Dodson, dated December 8, 2000, of record in Instrument 200012190124260, Register's Office for said County. Pursuant to Appointment of Substitute Trustee, appearing of record in Instrument 20120111000288l, Nationwide Trustee Services, Inc was appointed as Substitute Trustee.

Being the same property conveyed to Linda H. Vaughn and Robin Wheeler by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated January 26, 2012, of record in Instrument 20120209-0011786, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the sellers.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 10332, page 1, amended in Book 10774, page 723, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 2313 Edencrest Drive, Antioch, TN 37013

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20120054896 DEEDWARR
Recvd: 07/26/12 10:56 2 pgs
Fees:13.00 Taxes:673.40
20120726-0065750

Witness our hands this 24th day of July, 2012.

Linda H. Vaughn

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda H. Vaughn and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Linda H. Vaughn and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2012.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public