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

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 12002

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120900688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires ~~November 21, 2012~~

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN E. YODER **3801 ECKHART DRIVE** **NASHVILLE, TN 37211**	New Owner	**133-12-0-268.00**

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,

DONNA JOYCE ~~HEATHCOCK~~ Heithcock, VINCENT RICHARD VOGEL, GARY WILLIAM VOGEL AND BRIAN MARTIN VOGEL, HEIRS OF THE ESTATE OF ELLEN GRACE VOGEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN E. YODER, A SINGLE MAN AND TODD A. YODER, A MARRIED MAN

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. 95 on the plan of Greenwood Hills Subdivision, Section Four, of record in Book 4955, Page 49, Register's Office for said County.

SAID Lot No. 95 fronts 43.63 feet on the easterly margin of Eckhart Drive and extends back 177.30 feet on the northerly line and 102.60 feet on the southerly line to a broken line in the rear measuring 173.60 feet thereon (92.60 feet plus 81.00 feet).

BEING the same property conveyed to Frank John Vogel, Jr. and wife, Ellen Grace Vogel by Warranty Deed from Colonial Homes dated 4/28/78 and recorded 5/1/78 in Book 5279, Page 654, Register's Office for Davidson County, Tennessee. The said Frank John Vogel having predeceased Ellen Grace Vogel. The said Ellen Grace Vogel having died on November 7, 2011, leaving a Will probated in Case No. 11P1786, Probate Court for Davidson County, Tennessee naming Donna Joyce Heathcock, Vincent Richard Vogel, Gary William Vogel and Brian Martin Vogel as beneficiaries of the estate and Vincent Richard Vogel, as Executor of said Estate.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3801 ECKHART DRIVE, NASHVILLE, TN 37211**

BILL GARRETT, Davidson County
Trans:T20130003524 DEEDWARR
Recvd: 01/14/13 10:39 2 pgs
Fees:13.00 Taxes:444.00
20130114-0004153

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 hands this 4th day of January, 2013.

Donna Joyce Heithcock
DONNA JOYCE ~~HEATHCOCK~~ DJH
Heithcock

Gary William Vogel
GARY WILLIAM VOGEL

Vincent Richard Vogel
VINCENT RICHARD VOGEL, EXECUTOR

Vincent Richard Vogel
VINCENT RICHARD VOGEL

Brian Martin Vogel
BRIAN MARTIN VOGEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DJH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONNA JOYCE HEATHCOCK, VINCENT RICHARD VOGEL, AS EXECUTOR AND HEIR, GARY WILLIAM VOGEL AND BRIAN MARTIN VOGEL the bargainor(s) 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 at Nashville, Tennessee, this 4th day of Janaury, 2013.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014