BILL GARRETT, Davidson County
Trans: T20130045578 DEEDWARR
Recvd: 05/31/13 14:40 2 pgs
Fees: 13.00 Taxes: 1311.65

20130531-0055273

WARRANTY DEED

R-VRES-13-305

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHAD PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

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
Richard Carrick	Bank of America NA	
305 Red Feather Lane	(NAME) 14100 N. 83rd Ave, Ste. 190	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Peoria, AZ 85381	172-05-0A-025.00
(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, we CINDY CULPEPPER HOGG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD CARRICK, UNMARRIED, 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 NO. 25 ON THE PLAN OF FIRST REVISION, PHASE TWO, OAKMONT SUBDIVISION OF RECORD IN PLAT BOOK 9700, PAGE 24, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CINDY CULPEPPER, UNMARRIED BY DEED FROM DEBORAH K. PSILLAS, A MARRIED WOMAN OF RECORD AT INSTRUMENT NO. 20050103-0000551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 30, 2004 AND RECORDED ON JANUARY 3, 2005. THE SAID CINDY CULPEPPER BEING ONE AND THE SAME, AND NOW KNOWN, AS CINDY CULPEPPER HOGG.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 9700, PAGE 24; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8850, PAGE 631, AMENDED IN BOOK 9453, PAGE 119, BOOK 11484, PAGE 619 AND INSTRUMENT NO. 20050616-0069202; AND HOA CHARTER OF RECORD IN BOOK 8868, PAGE 942, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTORS SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 305 Red Feather Lane, Brentwood, Tennessee 37027
(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 29th day of May, 2013.

Cindy Culpepper Hogg

Robert Hogg

STATE OF Tennessee
COUNTY OF Davidson

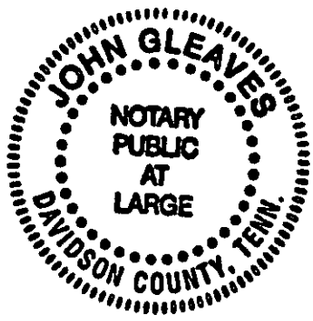
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy Culpepper Hogg and Robert Hogg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 29th day of May, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)



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