BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

NEW OWNER:

DUSTIN RYAN VOGLER
218 MOSS TRAIL
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
Avenue Bank
3823 Cleghorn Avenue
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0851

Map & Parcel 02516000700

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130088394 DEEDWARR
Recvd: 10/14/13 10:19 3 pgs
Fees:18.00 Taxes:547.60
20131014-0107187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Eight Thousand and 00/100 Dollars ($148,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RYAN MCPHERSON and BETHANY MCPHERSON, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DUSTIN R. VOGLER and KIMBERLY H. VOGLER, husband and wife,** ("Grantee") their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 15, Section Two, Goodlettsville Heights, as shown on the plat of the same of record in Plat Book 1424, Page 120, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to RYAN MCPHERSON and BETHANY MCPHERSON, husband and wife by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized under the laws of the United States of America, acknowledged November 24, 2010, and of record in Instrument No. 20101213-0098971, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 218 MOSS TRAIL, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 120, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of October, 2013.

RYAN MCPHERSON

BETHANY MCPHERSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RYAN MCPHERSON and BETHANY MCPHERSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of October, 2013.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$148,000.00**.

AFFIANT

Sworn to and subscribed to before me this 9th day of October, 2013.

NOTARY PUBLIC

My commission expires: 1-9-16

JAMES A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN