MLFB 13.5391

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006439 DEEDWARR
Recvd: 01/28/14 14:13 2 pgs
Fees:13.00 Taxes:902.80

20140128-0007769

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.23.2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David L. Bogema	David L. Bogema	141060C15000CO
(NAME)	(NAME)	
3625 Harpeth Springs Drive	3625 Harpeth Springs Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Melvin C. Spain and Lyndsey R. Spain, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David L. Bogema and Theresa M. Bogema, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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. 130 on the Final Plat of Riverbridge, Phase 2, Section 2, of record in Instrument No. 20100302-0015635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Melvin C. Spain and Lyndsey R. Spain, husband and wife by Warranty Deed dated 05/27/2010 from Beazer Homes Corp., a Tennessee corporation of record in Instrument 201006010041638, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per plat of record in Instrument 201003020015635, said Register's Office.
Restrictive Covenants of record in Instrument 200302050016044, as amended of record in Instrument 200303030027396, and supplemented in Instrument 201003300023630, said Register's Office.
By-Laws of record in Instrument 200302180020999, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 415, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200212170155374, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 1298, Page 244, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200302180020998, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 201003300023631, said Register's

Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3625 Harpeth Springs Drive, Nashville, TN 37221
(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/or 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/or 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 23rd day of January, 2014.

Melvin C. Spain

Lyndsey R. Spain

State of Tennessee
County of Williamson

Personally appeared before me Melvin C. Spain and Lyndsey R. Spain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of January, 2014.

Notary Public
My Commission Expires: 11/15/16

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122