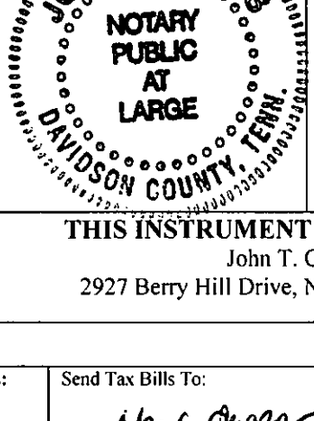
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$156,500.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2014.

Notary Public

My commission expires: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **David W. Boger**	Send Tax Bills To: New Owner	Map-Parcel Numbers **Map 026-07-0 Parcel 096-00**
120 Corbridge Ct		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Peggi Angel and husband, William H. Angel

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

David W. Boger, 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. 82 on the Plan of Resubdivision of Windsor Green, Phase I, Section III, Lots 73-87,as of record in Book 6200, Page 366, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Peggi Angel and husband, William H. Angel, by Deed from Brian C. Stiles and Angela M. Stiles, wife, of record in Instrument No.20100706-0052727, Register's Office for Davidson County, Tennessee. Peggi Angel is also known as Peggy Angel.

THIS instrument is being executed on behalf of William H. Angel, pursuant to a Power of Attorney executed by same on the 6thday of May, 2014, of record in Instrument No. 20140516-0042309, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Peggi Angel aka Peggy Angel, pursuant to a Power of Attorney executed by same on the 6thday of May, 2014, of record in Instrument No. 20140516-0042310, Register's Office for Davidson County, Tennessee.

CONVEYANCE of the above described parcel is subject to the following:

1) The Plan of record in Book 6200, Page 366, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Windsor Green Services Association, of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee. 3) By-Laws of Windsor Green Services Association, Inc., of record in Book 6406, Page 942, Register's Office for Davidson County, Tennessee. 4) Charter of Windsor Green Services Association of record in Book 6396, Page 542, and as amended in Book 8192, Page 65, Register's Office for Davidson County, Tennessee. 5) Deed of Dedication Easement to Madison Suburban Utility District of record in Book 4377, Page 94, and in Book 6634, Page 824, Register's Office for Davidson County, Tennessee. 6) Easement for Sanitary Sewers of record in Book 6117, Page 290, Register's Office for Davidson County, Tennessee. 7) Conveyance of Common Area to Windsor Green Homeowners Association, of record in Book 7864, Page 369, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **120 Corbridge Ct, Goodlettsville, TN 37072**

BILL GARRETT, Davidson County
Trans:T20140034350 DEEDWARR
Recvd: 05/16/14 12:52 2 pgs
Fees:13.00 Taxes:579.05

20140516-0042311

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 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 my/our hand(s) this **9th** day of **May, 2014.**

Peggi Angel by John T. Cook, Atty in Fact

Peggi Angel aka Peggy Angel by John T. Cook, Attorney-in-Fact

William H. Angel by John T. Cook, Atty in Fact

William H. Angel by John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of May, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Peggi Angel aka Peggy Angel and William H. Angel** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Peggi Angel aka Peggy Angel and William H. Angel**, for the purpose therein contained, by signing the name of **Peggi Angel aka Peggy Angel and William H. Angel,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of **May, 2014.**

Notary Public
My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212