BILL GARRETT, Davidson County
Trans: T20140040253 DEEDWARR
Recvd: 06/09/14 09:25 2 pgs
Fees: 13.00 Taxes: 1332.00

20140609-0049724

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me this 2nd day of June, 2014.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 12/27/17

02-1405-49030

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas T. Nilsen 5340 Fredericksburg Way West Brentwood TN 37027	NEW OWNER	171-03-0-A-130.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christie E. Bogle Formosa, married, and Johnny Lynn Bogle, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas T. Nilsen, hereinafter called the Grantees, their successors 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. 109, on the Plan of Section 6B, Fredericksburg, of record in Book 7900, page 609, as amended in Book 9700, Page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christie E. Bogle, unmarried and Johnny Lynn Bogle, unmarried by deed from Brock L. Bodart, married, dated July 23, 2007, recorded July 27, 2007, of record in Instrument No. 20070727-0089349, Register's Office for Davidson County, Tennessee.

Nicholas Anthony Formosa, husband of Christie E. Bogle Formosa, is joining in the execution of this instrument to convey any marital interest he may have in this property.

Christie E. Bogle, now known as Christie E. Bogle Formosa.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5340 Fredericksburg Way West, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of June, 2014.

Christie E. Bogle Formosa

Nicholas Anthony Formosa

Johnny Lynn Bogle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christie E. Bogle and Nicholas Anthony Formosa and Johnny Lynn Bogle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of June, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires:

12/27/17