THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

Marshall County Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

FOR IDENTIFICATION ONLY:
MAP 135-16-0, PARCEL 043.00
DAVIDSON COUNTY ASSESSOR'S OFFICE
PROPERTY ADDRESS: 2617 TIMBERLAND DRIVE
NASHVILLE, TN 37217

WARRANTY DEED FROM: LESLIE E. HARPER AND WIFE, WANDA F. HARPER

TO: DAVID J. VOGEL AND WIFE, JO ANN VOGEL

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is herewith acknowledged, and for other good and valuable considerations, WE , the undersigned, **LESLIE E. HARPER AND WIFE, WANDA F. HARPER**, have this day bargained and sold and do hereby sell, transfer and convey all our right, title, interest, and estate in and to the tract of realty hereinafter described unto **DAVID J. VOGEL AND WIFE, JO ANN VOGEL,** their heirs and assigns, in fee simple forever.

To have and to hold unto the said grantees, their heirs and assigns, in fee simple.

The grantors covenant that they are lawfully seized and possessed of the granted realty and that they have a good and lawful right to sell and convey the same; that the property is not encumbered except as herein stated; and that the grantors will forever warrant and defend the title thereto unto the said grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

The realty conveyed is lying and situated in **DAVIDSON** County, Tennessee, and is more particularly described as follows, to-wit:

BEING LOT NO. 575, EDGE-O-LAKE ESTATES, SECTION 13, of record in Book 4175, page 33, Register's Office, Davidson County, Tennessee.

This is the same property conveyed to LESLIE E. HARPER AND WIFE, WANDA F. HARPER, by deed from G. Ramon Murphy and wife, Hilda Murphy, dated October 21, 1977, and recorded October 27, 1977, in Book 5214, page 636, Register's Office of Davidson County, Tennessee. A correction deed was subsequently re-recorded on November 1, 1977, in Book 5216, page 798, Register's Office of Davidson County, Tennessee; said instruments are the sources of the description used herein.

The 2015 realty taxes will be prorated between the parties as of the date of this instrument. Possession of the realty will be given to grantees with delivery of this instrument.

The realty is conveyed subject to the following:

1. Any existing easements for highway, road, or utility purposes which may affect the property.
2. All matters as shown on the plat of Edge-O-Lake Estates, Section 13 of record in Book 4175, page 33, Register's Office of Davidson County, Tennessee.
3. Restrictive covenants of record in Book 4268, page 302, Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS THIS 10th DAY OF June, 2015.

LESLIE E. HARPER

WANDA F. HARPER

BILL GARRETT, Davidson County
Trans:T20150048226 DEEDWARR
Recvd: 06/17/15 12:21 2 pgs
Fees:13.00 Taxes:702.63
20150617-0057714

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Vickie Hay, a Notary Public in and for the County and State aforesaid, LESLIE E. HARPER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

My commission expires: 1-31-2017
Witness my hand, at office, this 10th day of June, 2015.

NOTARY PUBLIC

SEAL: VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Vickie Hay, a Notary Public in and for the County and State aforesaid, WANDA F. HARPER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

My commission expires: 1-31-2017
Witness my hand, at office, this 10th day of June, 2015.

NOTARY PUBLIC

SEAL: VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned makes oath that the actual value or consideration of this transfer is $189,900.00.

Wanda F Harper

Sworn to and subscribed before me this 10th day of June, 2015.

NOTARY PUBLIC
My commission expires: 1-31-2017

SEAL: VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NAME AND ADDRESS OF PROPERTY OWNER &
RESPONSIBLE FOR TAXES:
DAVID J. VOGEL AND WIFE, JO ANN VOGEL
ADDRESS: ~~709 Orchard St~~ 2617 Timberland Dr.
Nashville TN 37217