BILL GARRETT, Davidson County
Trans:T20150048539 DEEDWARR
Recvd: 06/18/15 09:35 2 pgs
Fees:13.00 Taxes:462.50
20150618-0058084

This Instrument Prepared By:
Lee and Lee, Attorneys At Law, P.C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 9243-86A

ADDRESS NEW OWNER:
Heather M. Bogdal
2917 Harbour View Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MAP **13615001200**
GROUP
PARCEL

MORTGAGEE:
The money Store/Endeavor America
1990 N. California Blvd., Ste. 16
Walnut Creek, CA 94596

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Home Buyer's of Tennessee, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Heather M. Bogdal and husband, Robert J. Bogdal**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain situated in Davidson County, Tennessee, being more particularly described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Harbour Town Village, Section I, as shown on plat of record in Plat Book 4675, page 3 and 4, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Home Buyers on Tennessee, LLC by deed from John A. Walker and wife, Kimberly Walker dated January 15, 2009, of record in Instrument No. 200901230005719, Register's Office for Davidson County, Tennessee. For further reference, see also the Installment Sale Contract of record in Instrument No. 20100602-0042297, Register's Office, Davidson County, Tennessee. Heather M. Bogdal and Heather Bogdal are one and the same person. Robert J. Bogdal and Robert J. Bogdal are one and the same person.

This is improved property known as 2917 Harbour View Drive, Nashville, Tennessee 37217. Possession is to be given on May 29, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its 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.

WITNESS our hands this the 29th day of May, 2015.

Home Buyer's of Tennessee, LLC

By: Tonya Denny, Executive Director

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Tonya Denny** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executive Director of Home Buyer's of Tennessee, LLC,** the within named bargainor, a limited liability company, and that she as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 29th day of May, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 8.21.18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$125,000.00**.

Heather M. Bogdal
AFFIANT

Subscribed and sworn to before me on this 29th day of May, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 8.21.18