WARRANTY DEED

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

#15-0534

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/19/18

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas A. Ingles	New Owner	01200010000
(NAME)	(NAME)	
1975 Baker Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150108525 DEEDWARR
Recvd: 12/23/15 13:09 2 pgs
Fees:13.00 Taxes:1294.63
20151223-0129244

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, **Valerie R. Koglin, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas A. Ingles and Donna J. Ingles, 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 the 10th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the northerly margin of Baker Road, which point is 512 feet East of the Southeast corner of a tract of land owned by Jeffery A. Stromatt et ux by deed of record in Book 6544, Page 579, Register's Office for said County; thence along the Northerly margin of Baker Road, North 53 deg. 22 min. 35" West 412 feet to a point; thence leaving the Northerly margin of Baker Road, North 26 degrees 54' 25" East 532 feet to a point; thence South 60 degrees 22' 48" East 400 feet to a point; thence South 26 degrees 54' 25" West feet to the point of beginning, containing 5.12 acres more or less.
Being the same property conveyed to Valerie R. Koglin and husband, Craig D. Koglin by Warranty Deed dated 10/22/2004 from Ronald Lee Carpenter and wife, Anna M. Carpenter of record in Instrument 20041110-0135690, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions of record.

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 1975 Baker Road, Goodlettsville, TN 37072

(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 my hand this 18th day of December, 2015.

Valerie R. Koglin

State of Florida
County of Sarasota

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

WITNESS my hand and seal this 18th day of December, 2015.

Notary Public Sarah Gilbert
My Commission Expires: July 17, 2018

NOTARY PUBLIC
SARAH GILBERT
Notary Public, State of Florida
Commission# FF 121554
My comm. expires July 17, 2018

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122