BILL GARRETT, Davidson County
Trans:T20160031639 DEEDWARR
Recvd: 04/18/16 15:43 2 pgs
Fees:13.00 Taxes:333.00
20160418-0037397

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

James B Bogard
Affiant

Subscribed and sworn to before me, this the 15th day of April, 2016.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Bogard Patricia Bogard	New Owner	
3965 Keeley Dr		162-03-0-130.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRACY PATTERSON, UNMARRIED, JOHN O'MARA, MARRIED, AND KAREN HAMILTON, MARRIED, AS THE HEIRS AT LAW OF DIANE WELLSPRING, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BOGARD AND PATRICIA BOGARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 288 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Wellspring by Quitclaim deed from Norman Earl Wellspring of record in Instrument No. 20011106-0121467 Register's Office for Davidson County, Tennessee, dated November 5, 2001 and recorded on November 6, 2001.

Diane Wellspring having died intestate on April 16, 2015.

Affidavit of Heirship recorded as Instrument No. 20160321-0026402 in the Davidson County Register of Deeds Office shows that Diane Wellspring was pre-deceased by her spouse, Norman Earl Wellspring, who died September 8, 2002, leaving her children as heirs: Tracy Patterson, John O'Mara, and Karen Hamilton.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 324 Bart Drive, Antioch, TN 37013.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2016.

Estate of Diane Wellspring, deceased

Tracy Patterson Heir at Law

Name: Tracy Patterson, Heir at Law

John O'Mara Heir at Law

Name: John O'Mara, Heir at Law

Karen Hamilton Heir at Law

Name: Karen Hamilton, Heir at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tracy Patterson, John O'Mara and Karen Hamilton are the Heirs of the Estate of Diane Wellspring, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018