Davidson County DEEDWARR
Recvd: 06/08/16 08:35 3 pgs
Fees:18.00 Taxes:1372.70
20160608-0057586

STATE OF TENNESSEE }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF JUNE, 2016.

NOTARY PUBLIC

My Commission expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16040055

Address of New Owner
Matthew Stephen Schrag and
Sarah Diane Schrag
7195 Harper Road
Joelton, TN 37080

Send Tax Bills To:
Synovus Mortgage Corp.
2204 Lakeshore Drive
Suite 325
Birmingham, AL 35209

Tax Information:
014-102.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kenneth R. Bogle and wife, Tena C. Bogle,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew Stephen Schrag and Sarah Diane Schrag, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in 14th Civil District of Davidson County, Tennessee, being Lot Nos. 8 and 9 on an unrecorded plat prepared by William Collier Parrish Associates, dated 10/01/65 and described as follows:

Tract 1: Lot No. 8 fronts 118.0 feet on the westerly margin of Harper Road and runs back between lines 1115.3 feet on the southerly line and 1162.0 feet on the northerly line to a line in the rear measuring 127.3 feet thereon.

Tract 2: Lot 9 fronts 107.0 feet on the westerly margin of Harper Road and runs back between lines 1163.0 feet on the southerly line and 1210.37 feet on the northerly line to a line in the rear measuring 127.8 feet thereon.

Being the same property conveyed to Kenneth R. Bogle and wife, Tena C. Bogle, by Warranty Deed from Charles P. Kelch and Ester Patricia Kelch, as Co-Trustees of the Kelch Family Trust with Full Power of Sale, of record in Instrument No. 20000222-0016901, and rerecorded in Instrument No. 20030904-0128565, dated February 18, 2000, said Register's Office.

This is improved property generally located:
7195 Harper Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Kenneth R. Bogle and Tena C. Bogle** has/have caused this instrument to be executed, this the 3 day of June, 2016.

Kenneth R. Bogle

Kenneth R. Bogle

Tena C. Bogle

Tena C. Bogle

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kenneth R. Bogle and Tena C. Bogle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3 day of June, 2016.

My commission Expires: 8 25 18

NOTARY PUBLIC

CHEATHAM COUNTY
TENNESSEE
NOTARY
PUBLIC
STATE
OF
DANA L. AUSTIN

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

