WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076188 DEEDWARR
Recvd: 08/31/16 11:52 2 pgs
Fees:13.00 Taxes:962.00
20160831-0091345

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 26th day of 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Garrett T. Stone and Kayla A. Stone	new owner	181 03 0A 217.00
(NAME)	(NAME)	
6932 Calderwood Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mathew S. Bogosian and Elizabeth Bogosian, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Garrett T. Stone and Kayla A. Stone, husband and wife**, hereinafter called the Grantees, 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. 9 on the Plan of Revision One, 3rd Addition to Indian Creek, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050105-0001852, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew S. Bogosian and Elizabeth A. Bogosian, husband and wife by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee Corporation dated November 30, 2005 and recorded December 6, 2005 as Instrument No. 200512060146617, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 6932 Calderwood Dr., 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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.

Witness our hands this 26th day of August, 2016

Mathew S. Bogosian

Elizabeth Bogosian

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mathew S. Bogosian and Elizabeth Bogosian, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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