BILL GARRETT, Davidson County
Trans:T20160087183 DEEDWARR
Recvd: 10/04/16 12:03 2 pgs
Fees:13.00 Taxes:917.60
20161004-0104566

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167990

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016.

NOTARY PUBLIC

My commission expires: 3/20/18

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Bogle and husband, Randall Bogle 5709 Saint Charles Court, Hermitage, TN 37076	New Owner	098-01-0-120.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Eight Thousand and 00/100 Dollars ($248,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTIAN BEUSCHEL AND AMBER BEUSCHEL, HUSBAND AND WIFE,**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **LISA BOGLE AND HUSBAND, RANDALL BOGLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of St. Charles Place, of record in Plat Book 5200, page 692, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Christian Beuschel and Amber Beuschel, husband and wife, by Warranty Deed from Shane S. Fox and wife, Dana D. Fox, dated 5/2/2014, recorded 5/5/2014, of record in Instrument No. 20140505-0038064, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5709 Saint Charles Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of September, 2016.

CHRISTIAN BEUSCHEL

Amber Beuschel

AMBER BEUSCHEL

STATE OF Indiana
COUNTY OF Warrick

Personally appeared before me, a Notary Public, Christian Beuschel and Amber Beuschel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of September, 2016.

Marshelia C. Masters
Notary Public

MARSHELIA C. MASTERS
Seal
Notary Public - State of Indiana
Spencer County
My Commission Expires Oct 13, 2023

Marshelia C. Masters
Printed Notary Name

My commission expires: 10/13/2023