BILL GARRETT, Davidson County
Trans: T20160111042 DEEDWARR
Recvd: 12/19/16 08:38 2 pgs
Fees: 13.00 Taxes: 980.50
20161219-0132547

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00 .

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF December, 2016.

(Affix Seal)

Notary Public

My Commission Expires: 3/6/18

CARDWELL-H16453

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hank T. Cardwell and Bethany L. Rooker Caldwell, Husband and Wife	NEW OWNER'S	051.11-0-082.00
1505 Saunders Avenue		
Madison, TN 37115		

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 consideration, the receipt of which is hereby acknowledged, I/we, KATHERYN J. BOGATY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HANK T. CARDWELL AND BETHANY L. ROOKER CARDWELL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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 Map of Oakland Acres Section Eleven,as of record in plan Book 2700, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 173.0 feet on the east side of Saunders Drive and extends back between parallel lines 200.0 feet to a dead line in the rear.

Being the same property conveyed to Dorothy E. Bogaty and her daughter, Katheryn J. Bogaty, as joint tenants with right of survivorship by Deed of record in Book 11333, page 560, recorded 02/09/1999, Register's Office for Davidson County, Tennessee.

Dorothy E, Bogaty having since died May 7th, 2005.

( ) unimproved
This is (X) improved property known as 1505 Saunders Avenue, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 14th day of December, 2016 :

Katheryn J. Bogaty

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named KATHERYN J. BOGATY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co., Tennessee, this 14th day of December, 2016.

Notary Public

My Commission Expires: 3/26/17

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 26, 2017