This instrument prepared by:
George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

Return To:
Orange Coast Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

BILL GARRETT, Davidson County
Trans:T20170049826 DEEDWARRSP
Recvd: 06/12/17 10:50 4 pgs
Fees:23.00 Taxes:1320.90
20170612-0058543

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Vogelaar and Janet Vogelaar	John Vogelaar and Janet Vogelaar	181-000-177.00
14151 Old Hickory Blvd.	14151 Old Hickory Blvd.	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of Thee Hundred Fifty-Seven Thousand Dollars and 00/100 ($357,000.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Wells Fargo Bank, N.A.**, a National Association, have this day bargained and sold, and does hereby transfer and convey unto the said **John Vogelaar and Janet Vogelaar**, a married couple, as joint tenants with rights of survivorship, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit A

Property known as: 14151 Old Hickory Boulevard, Antioch, Tennessee 37013

Being the same property conveyed to Wells Fargo Bank, N.A. by Trustee's Deed recorded on December 2, 2016, as Instrument Number 20161202-0126421, in the Register's Office of Davidson County, Tennessee. See also corrected Trustee's Deed in Instrument No. 20170126-0008529, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 23 of May, 20 17 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wells Fargo Bank, N.A.

Nick DiMarco

Name: NICK DIMARCO 5-23-17

Title: Vice President, Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 23 day of May, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Nick DiMarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Nick DiMarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Spenser Fuller (Signature) (Stamp or Seal)
Notary Public

SPENSER FULLER
Commission Number 799563
My Commission Expires
September 30, 2019

14151 OLD HICKORY Boulevard// 0320509235B
220-TN-V3

(To be completed by the Grantee)

STATE OF TN

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $357,000.00.

Affiant Karen Suggs

STATE OF TN)

COUNTY OF Davidson) SS.:____

On the 9th day of June in the year 2017 before me, the undersigned, personally appeared Karen Suggs, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Nashville, TN. (Insert the city or political subdivision and the state or country or other place the acknowledgment was taken).

Notary Public

My Comm expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

14151 OLD HICKORY Boulevard// 0320509235B
220-TN-V3

Exhibit "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Tract I:

Being a 3.59 more or less acre tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of a 13.2 more or less acre tract of land conveyed to Walter R. Culbertson and wife, Ruth W. Culbertson from W. B. Culbertson and wife, Lillie B. Culbertson, as of record in Book 4501, Page 157, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin lying on the Southerly right-of-way of Old Hickory Boulevard, said iron pin also being the common property corner of the said Walter R. Culbertson property and the L. C. Culbertson (deceased) property as of record in Book 341, Page 561, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way of Old Hickory Boulevard and running with the common property line of Walter R. Culbertson and L. C. Culbertson (deceased) South 12 degrees West a distance of 1,100.3 feet to an iron pin lying on the northerly property line of the said L.C. Culbertson (deceased) property; thence running with the said Northerly property line of L. C. Culbertson (deceased) North 44 degrees 30 minutes West a distance of 55 feet to an iron pin; thence North 63 degrees 07 minutes West a distance of 104.43 feet to a point; thence leaving said northerly property line of L.C. Culbertson (deceased) North 12 degrees East a distance of 1,049.23 feet to a point lying on the Southerly right-of-way of Old Hickory Boulevard; thence running with said Southerly right-of-way around a curve to the right having a radius of 1,275 feet a distance of 147 feet to the point of beginning containing 3.59 more or less acres.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 181-000- 177.00
Street address of property: 14151 Old Hickory Boulevard, Antioch, Tennessee 37013