WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170054005 DEEDWARR
Recvd: 06/23/17 12:33 2 pgs
Fees: 13.00 Taxes: 610.50

20170623-0063451

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of June, 2017

Notary Public
My Commission expires 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 4240 Samoa Drive Trust	SAME	075-06-0-047.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert W. Bogle and wife, Reba D. Bogle,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 4240 Samoa Drive Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 293, on the Plan of Hermitage Estates, Section II, of record in Book 3700, page 23, Register's Office for said County.

Said Lot No. 293 fronts 75 feet on the westerly margin of Samoa Drive and runs back between lines measuring 158.55 feet on the northerly line and 152.2 feet on the southerly line to a line in the rear measuring 101.62 feet thereon.

Being the same property conveyed to Robert W. Bogle and wife, Reba D. Bogle, by deed from James E. Hutchins and wife, Maxine Hutchins, on July 25, 1972, of record in Book 4625, page 451, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3700, page 23, Register's Office Davidson County, Tennessee.

This is improved property known as: **4240 Samoa Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 22, 2017.

Robert W. Bogle

Reba D. Bogle

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert W. Bogle and wife, Reba D. Bogle** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY