NAME AND ADDRESS OF NEW OWNERS:
Anthony R. Togrye and wife, Virginia M. Togrye
152 Heritage Park Drive
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owners

Map & Parcel 103-01-0-092.00

Bill Garrett Davidson County
Batch# 77323 DEEDWARR
04/09/2018 11:16:15 AM 3 pgs
Fees: $18.00 Taxes: $2,299.55
20180409-0033190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($1 cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Rhonda Hingst,** married, has this day bargained and sold and does hereby transfer and convey unto **Anthony R. Togrye and Virginia M. Togrye**, husband and wife, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Real property located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Tract 1:

Certain real estate in Davidson County, Tennessee as follows: Beginning on a stone in the north boundary line of Hill Circle 187 feet from the east boundary line of the Cowden tract and running with this boundary line S 64-30 W 100 feet to a stone; thence South 22 West 271 feet to a stone; thence N 72 E 100 feet to a stone; thence S 22 W 264 feet to the beginning, being the south part of Lot No. 4 in Section III of the Cowen Subdivision.

Being the same property conveyed to Rhonda Hingst by deed from William E. Hall appearing of record as Instrument No. 20170920-0096181, as corrected by Scrivener's Affidavit appearing of record as Instrument Number 20180122-0006248, both of record in the Register's Office of Davidson County, Tennessee. See, also, deed of record as Instrument No. 20160212-0013853, of the Register's Office of Davidson County, Tennessee.

Tract 2:

Being the southerly part of Lot No. 3 and a small tract lying between said Lot No. 3 and the north margin of Hill Circle on the Plan of the Division of the John B. Cowden property, Section III, not of record, described together partly according to surveys made by Norris H. Hickerson, Surveyor, November 16, 1946, and May 24, 1947, as follows: Beginning on the northerly margin of Hill Circle at the southwest corner of the property conveyed to Thomas Clark and wife, by deed from John S. Cowden and wife, of record in Book 2708, page 116, Register's Office for said County; thence with the northerly margin of said Circle, south 64 degrees west 100 feet to the southeast corner of the property conveyed to John G. Robinson and wife, by deed from John S. Cowden and wife, of record in Book 2204, page 62, said Register's Office; thence north 22 degrees west 267 feet to the southwest corner of the part of said Lot No. 3 conveyed to Harry C. Vineyard and wife, by deed from John B. Cowden, Trustee, of record in Book 1471, page 535, said Register's Office; thence with said Vineyard's Southern boundary line, north 72 degrees east 100 feet to said Vineyard's southeast corner; thence south 222 degrees east 225 feet to the beginning.

Being the same property conveyed to Rhonda Hingst, by deed from Clifford Hall, appearing of record as Instrument No. 20170926-0098643, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5921, page 730, and book 5921, page 733, of the Register's Office for Davidson County, Tennessee; to an Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances of record in Instrument No. 20060912-0113019, of said Register's Office; to a Scrivener's Affidavit appearing of record as Instrument No. 20180122-0006248, of said Register's Office; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 6012 Hill Circle, Nashville, Tennessee 37209.

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

The undersigned covenant with the said grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2018 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Brian Hingst, spouse of Rhonda Hingst, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS MY HAND on this 6th day of April, 2018.

Rhonda Hingst

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 6th day of April, 2018, before me personally appeared Rhonda Hingst, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed), and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 6th day of April, 2018.

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 10/6/2020 Notary Public

18109

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$621,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cheryl Mote
Affiant

Sworn to and subscribed before me on this 6 day of April, 2018.

My Commission expires: 5-15-2021

Notary Public

