WARRANTY DEED

Bill Garrett Davidson County
Batch# 119205 **DEEDWARR**
07/23/2018 11:37:01 AM 2 pgs
Fees: $13.00 Taxes: $991.60

20180723-0071440

KIMBERLY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm Exp FEBRUARY 22, 2020

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whitley A. Oglesby	**Franklin American Mtg**	108-12-0-B-123.00 CO
(NAME) 1904 Portman Drive	(NAME) **6100 Tower Circle, Ste100**	
(ADDRESS) Nashville, TN 37214	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lance A. Kloepfer and Fenghua Zeng, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitley A. Oglesby and Landon Brownlow Oglesby, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 25 on the Final Plat, Phase 1-A, Section 4, Harborview, as shown by plat of record in Book 7900, page 386, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same propery conveyed to Lance A. Kloepfer and Fenghua Zeng, husband and wife, by Warranty Deed from Kenneth R. Clayton and wife, Joyce R. Clayton, dated February 25, 2005, of record in Instrument No. 20050302-0022872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 7900, page 386; Restrictions of record in Book 7471, page 26; Book 7646, page 142; Book 7646, page 147; Book 7646, page 149; Book 7647, page 648; Book 7732, page 749; Book 8263, page 534; Book 8271, page 863; Book 8297, page 380 and Book 8634, page 19; Master Deed of record in Instrument No. 20160523-0050983; Articles of Incorporation/ Charter of record in Book 7522, page 339 and Book 8263, page 554; Easement for access of record in Book 8068, page 723; Easement for sanitary sewers/ storm drainage of record in Book 5856, page 80; Book 5856, page 84; Book 6147, page 886 and Book 6147, page 893; Stormwater Detention Agreement of record in Book 7390, page 270; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1904 Portman Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 our hands this 19th day of July, 2018.

Lance A. Kloepfer

Fenghua Zeng

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lance A. Kloepfer and Fenghua Zeng, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 19th day of July, 2018.

Notary Public
My Commission Expires: _____

File No.: 27876

MISTY A. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-25-2019