WARRANTY DEED

Karen Johnson Davidson County
Batch# 184690 DEEDWARR
01/16/2019 12:20:19 PM 2 pgs
Fees: $13.00 Taxes: $969.40

20190116-0004600

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$262,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of January, 2019.

Notary Public
My Commission expires: 5-2-22
(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:
Brandon A. Bogle Roberta F. Bogle	Regions Bank d/b/a Regions Mortgage	085-11-0-017.00
3051 Edgemont Drive	2050 Parkway Office Circle	
Nashville, TN 37214	Birmingham, AL 35244	

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, **Sabrina Tayes and James Michael Tayes, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brandon A. Bogle and Roberta F. Bogle, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Situate in Davidson County, Tennessee, being Lot No. 119 on the Plan of Stanford Country Club Estates, of record in Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Said Lot No. 119 fronts 88.72 feet on the Easterly side of Edgemont Drive and runs back between lines 185.75 feet on the Northerly side line and 165 feet on the Southerly side line to a dead line in the rear on which it measures 97 feet.

Being the same property conveyed to Sabrina N. Clarke, unmarried woman from Michael John McGinley and Christina McGinley by Warranty Deed on August 12, 2014, of record in Instrument Number 20140815-0074211, Register's Office for Davidson County, Tennessee. Further conveyed to Sabrina Tayes and James Michael Tayes, wife and husband from Sabrina N. Clarke n/k/a Sabrina Tayes by Quitclaim Deed on July 20, 2017 of record in Instrument Number 20170802-0078377, 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:

- Taxes and assessments for the year 2019 and subsequent years, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3051 Edgemont Drive, Nashville, TN 37214**

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 January 15, 2019.

Sabrina Tayes

James Michael Tayes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sabrina Tayes and James Michael Tayes** 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 January 15, 2019

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY