This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191590 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$250,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Kenneth R. Bogle Affiant Sworn to and subscribed before me this 29th day of March, 2019. Notary Public My Commission Expires: 8-27-22

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 212459 DEEDWARR
04/01/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190401-0029354

THIS INDENTURE, made this 29 day of March, 2019, among:

ROBERT W. HAMPTON, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KENNETH R. BOGLE, A MARRIED MAN AND TENA BOGLE, A MARRIED WOMAN, AS TENANTS IN COMMON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and being part of Tract No. 4 as shown on a survey of the Division of George E. Anderson's Farm, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, October 22, 1960, and revised November 11, 1960, described a follows, to-wit:

Beginning at a point in the center of Bernard Road North 87 degrees West 711 feet from the Southwest corner of the property conveyed to W.T. Johns and wife, by deed from O.G. Johns of record in Book 2539, Page 275, Register's Office for said County, being the Southwest corner of the property conveyed to Oliver J. Waller, Jr., et al, by deed from Clive Anderson, et al, of record in Book 2993, Page 322, said Register's Office; thence North 3 degrees 30 minutes East, 430 feet; thence South 87 degrees East 100 feet; thence South 3 degrees 30 minutes West 430 feet to the center of said road; thence with same North 87 degrees West 100 feet to the beginning.

Being the same property conveyed to Robert W. Hampton and wife, Victoria L. Hampton by Warranty deed from Teddy M. Atkins and wife, Dorothy I. Atkins of record in Instrument No. 20070720-0086462 Register's Office for Davidson County, Tennessee, dated July 13, 2007 and recorded on July 20, 2007. (Value of consideration shown in aforementioned deed $137,500.00.)

Being the same property conveyed to Robert W. Hampton by Quitclaim deed from Victoria L. Hampton of record in Instrument No. 20130228-0019838 Register's Office for Davidson County, Tennessee, dated February 27, 2013 and recorded on February 28, 2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4934 Rawlings Road Joelton, Tennessee 37080.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Robert W. Hampton

Robert W. Hampton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert W. Hampton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of March, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Kenneth R Bogle & Tena Bogle

Address: 4934 Rawlings Road
City, State, Zip: Joelton, TN 37080

Responsible Party For Taxes:

Name: Same
Address:
City, State, Zip:

Tax ID: 021-00-0-050.00

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 1st day of April, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY