Karen Johnson Davidson County
Batch# 281769 DEEDWARR
09/06/2019 09:23:14 AM 2 pgs
Fees: $13.00 Taxes: $590.15
20190906-0090059

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John H. Zarth, Unmarried
532 Upsall Drive
Antioch, TN 37013

MORTGAGEE

SEND TAX BILLS
Same as owner

MAP-PARCEL:
MAP 163-11-0, GROUP C
PARCEL 013.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Candace L. Ogle and husband, John E. Ogle,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John H. Zarth, Unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 532 on the Plan of Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, as corrected by Surveyors Certification of Correction of record in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Candace L. Ogle and husband, John E. Ogle by Deed from Ruby Lorraine Howard, unmarried, dated October 30, 2003, of record in Instrument No. 20031120-0169168, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 7461, Page 530, as amended in Book 7464, Page 967, Book 7508, Page 659, Instrument No. 20010627-0068130 By-Laws as set forth in Book 6040, Page 538 at Page 576, as amended in Book 6306, Page 644, Book 11348, Page 899, Instrument No. 20010627-0068129, and Instrument No. 20050810-0094532; Quitclaim Deed to the Homeowners' Association for common area of record in Book 7461, Page 565, Book 7552, Page 83, as re-record in Book 7552, Page 697; Charter for Bell Forge Village Homeowners' Association, Phase III of record Book 7483, Page 989; Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7026, Page 922; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 632, as corrected by Surveyors Certificate of Correction of record in Book 7524, Page 552, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **532 Upsall Drive Antioch, TN 37013.**

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 30th day of August, 2019.

Candace L. Ogle

John E. Ogle

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Candace L. Ogle and husband, John E. Ogle, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $159,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY