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THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35043-09-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $845,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2019. Notary Public My Commission Expires: 3/8/22

ANGELA Y. POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Chris Van Belkom, Danielle Van Belkom 825 W. Hillwood Drive Nashville, TN 37205	Send Tax Bills To: NEW OWNER	Tax Information: Map and Parcel No.: 102 15 0 038 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Stephen M. Bogard and wife, Beverly J. Bogard ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Chris Van Belkom and Danielle Van Belkom, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 825 W. Hillwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 316434 DEEDWARR
11/15/2019 02:00:40 PM 3 pgs
Fees: $18.00 Taxes: $3,126.50

20191115-0118173

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of November, 2019.

Stephen M. Bogard

Beverly J. Bogard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen M. Bogard and Beverly J. Bogard, 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, at office, this 15th day of November, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Horton Heights, Section B, as of record in Plat Book 2133, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen M. Bogard and wife, Beverly J. Bogard by deed dated July 9, 1987 from David L. Ford and iwfe, Patricia E. Ford of record in Book 7293, page 450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 102 15 0 038 00.
2. All matters appearing on the Plan of record as Book 2133, page 70, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.