This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P20-1289-D

Karen Johnson Davidson County
Batch# 586325 DEEDWARR
03/08/2021 09:59:44 AM 4 pgs
Fees: $23.00 Taxes: $550.19

20210308-0029807

WARRANTY DEED

Address of New Owners:
Mr. Gregory E. Bogard
3965 Keeley Dr.
Nashville, Tn. 37211

Send Tax Bills To:
New Owner

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, Anthony B. Bogard, Gregory E. Bogard and Michael E. Bogard.

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory E. Bogard

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:

Lying and being in the Davidson County, Tennessee, being Lot No. 33 on the Map of Blanchard Heights, as of record in Book 2663, Pages 62-63, in the Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the south margin of Packard Drive at the corner of Lot Nos 32 and 33; thence with the line between said lots southerly 221.18 feet to the corner of Lot Nos 33 and 34; thence with the line between said lots easterly 185.36 feet to the east margin of Keeley Drive; thence with the margin of same northerly 170 feet to the beginning of a curve; thence around said curve, northwesterly 37.35 feet to the south margin of Packard Drive; thence with the margin of the same westerly 108.58 feet to the point of beginning.

Being the same property conveyed to James B. Bogard and wife, Patricia G. Bogard by deed from Ann Martin Harris, dated August 30, 1966, of record in Book 4052, Page 311, in the Register's Office of Davidson County, Tennessee. Also being the same property in which title vested in Patricia G. Bogard, upon the death of James B. Bogard, by reason of their tenancy by the entirety. Also being the same property title to which vested in Anthony B. Bogard, Gregory E. Bogard and Michael E. Bogard, as the sole heirs at law of Patricia G. Bogard, deceased.

This property is subject to the right of way of Keeley Drive and Packard Drive.

This property is subject to all matters as shown on plat of record in Plat Book 2663, Pages62-63, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 3965 Keeley Drive, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO: 2021 Davidson County Taxes which have been assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) as and for this the 4th day of March, 2021.

Anthony B. Bogard

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony B. Bogard , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of ~~March~~ February, 2021.

Notary Public

JASMYN PURDUE
NOTARY PUBLIC
STATE OF OKLAHOMA
#17006602
EXP. 07/18/2021
IN AND FOR

My Commission Expires: 07/18/2021

Witness my/our hand(s) this the 4th day of March, 2021.

Gregory E. Bogard

STATE OF TENNESSEE
COUNTY OF DICKSON

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

Witness my hand and official seal this the 4th day of March, 2021.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

Witness my/our hand(s) this the 4th day of March, 2021.

Michael E. Bogard

STATE OF TENNESSEE
COUNTY OF DICKSON

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

Witness my hand and official seal this the 4th day of March, 2021.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $148,700.00

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2021.

Notary Public

My Commission Expires:_____

Map: 148 14 0 080.00

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023