BOOK 11670 PAGE 362

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 1999.

Notary Public

MY COMMISSION EXPIRES: 5/28/2003

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| John D. Donaldson | | 98-2-44 |
| (NAME) 712 Rebel Road | (NAME) 712 Rebel Road | |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Old Hickory, TN 37138 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **RONNIE G. ROGERS AND WIFE, JENNIFER C. ROGERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. DONALDSON, A MARRIED PERSON** , 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:

## SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ■ property, known as 5325 Roxborough Pass, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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) this 17th day of September, 1999.

Ronnie G. Rogers

Jennifer C. Rogers

063110

REFERENCE

99 SEP 21 PM 3:22

REGISTER
DAVIDSON CO. TN.

0867 09/21 0101 02CHECK 486.01

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie G. Rogers and wife, Jennifer C. Rogers, the 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.

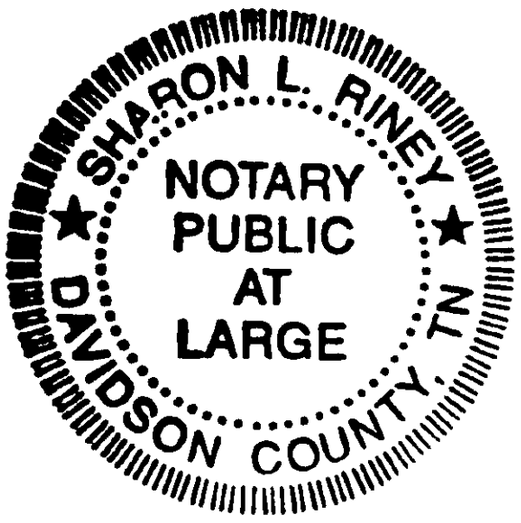
Witness my hand and official seal at Hermitage, Tennessee this 17th day of September, 1999

Commission expires:

5-28-2003

Sharon L. Riney

Notary Public



# EXHIBIT A - LEGAL DESCRIPTION

Book 11670 Pg 364

BOOK 11670 PAGE 364

Being Lot No. 5, on the plan of Roxborough East, Phase II-A, of record in Plat Book 7900 Page 201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie G. Rogers and wife, Jennifer C. Rogers by deed from Larry W. Powell, unmarried of record in Book 9178, page 990, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 11670 PAGE 365

| | | | | | |
|---|---|---|---|---|---|
| CO | - CONVEYANCE | CC | - CERTIFIED COPY | MISC | - MISCELLANEOUS |
| MO | - MORTGAGE | REL | - RELEASE | CO TX | - STATE TAX CONVEY |
| WD | - WARRANTY DEED | UCC | - UNIFORM COMMERCIAL CODE | MO TX | - STATE TAX MORT |
| TD | - TRUST DEED | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

0638110

99 SEP 21 PM 3:22

CAMT
127300.00
CON TX 471.01
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 486.01
CHECK 486.01

09/21/99 01 15:25 0001 0867

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1518812