WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/13/01 14:47 2pgs
Fees:11.00 Taxes:281.20

20010613-0062392

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roxanna Rogers	AmSouth Bank	**Map 97-7**
(NAME) 4911 Michigan Ave	(NAME) 2050 Parkway Office Circle	**Parcel 332**
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Birmingham, AL 35244	
(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, Matthew J. Picklo and wife, Anna Rose Picklo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roxanna Rogers, 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. 822 & 824 on the Plan of Block 135 Plan No. 1 West Nashville, of record in Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew J Picklo and wife Anna R. Picklo by deed from Hershel A. Pope and wife, Marie Pope, of record in Book 10326, page 644, as re-recorded in Book 10435, page 943, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; and all other matters of record in the Register's Office of Davidson County.

unimproved ☐
This is improved ☒ property, known as 4911 Michigan Avenue, Nashville, TN 37209
(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 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 11th day of June, 2001.

Matthew J. Picklo

Anna Rose Picklo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew J. Picklo and wife, Anna Rose Picklo with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2001.

Commission expires:



Notary Public