SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day November, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/2/05 8-14-05

(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Rodgers	OWNER	Map 150
(NAME)	(NAME)	
405 South Towne Court		Group 11-0
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		Parcle 104
(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,

Crystal Rodriguez and Husband, Martin Rodriguez ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth G. Rodgers and Wife, Katerina M. Rodgers ,

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:

BEING Lot No. 221 on the Plan of Towne Village of the Country, Section Three, as shown by plat of record in Plat Book 5200, page 269, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Crystal Rodriguez by deed from Secretary of Housing and Urban Development of record in Deed Book 9222, page 583, Register's Office for said County.

The said Crystal Rodriguez is joined in this conveyance by her husband Martin Rodriguez.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5635, page 545, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 12/26/01 09:35 2pgs
Fees:13.00 Taxes:349.65

20011226-0141577

unimproved ☐

This is improved ☒ property, known as 405 South Towne Court, Antioch, TN 37013

(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 my/our hand(s) this.

Crystal Rodriguez

Martin Rodriguez

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Crystal Rodriguez and Husband, Martin Rodriguez the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2001

My Commission Expires:_____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JANUARY 26, 2002

File Number2111531

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122