Davidson County DEEDWARR
Recvd: 04/20/04 12:17 2pgs
Fees:13.00 Taxes:221.08

20040420-0044656

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott J. Wilson	America's Wholesale Lender	P/O 149-2-A-32.00CO
(NAME) 1024 Regent Park	(NAME) 7105 Corporate Drive	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Plano, TX 75024	
(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,

MICHAEL S. ROGERS AND WIFE, COURTNEY L. D. ROGERS,

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

ELLIOTT J. WILSON AND WIFE, VICKE WILSON,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32B, Zone Lot Division of Lot 32, on the Plan of Piccadilly Square, Phase I, of record in Plat Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Rogers and wife, Courtney L. D. Rogers, as tenants by the entirety, by Warranty Deed dated June 30, 1995 from Robert T. Newman and wife, Margaret F. Newman of record in Book 9718, Page 736, Register's Office for Davidson County, TN.

This instrument is executed on behalf of Courtney L. D. Rogers by Michael S. Rogers as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit B" to or on this instrument and incorporated herein by reference.

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.

unimproved ☐

This is improved ☒ property, known as 1024 Regent Park, 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 9th day of April, 2004.

Michael S. Rogers

Courtney L. D. Rogers By Michael S. Rogers as Attorney in fact

Courtney L. D. Rogers by Michael S. Rogers as Attorney in fact
ATTORNEY IN FACT.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S. 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 Brentwood, Tennessee this 9th day of April, 2004

Commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Michael S. Rogers, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Courtney L. D. Rogers, as her Attorney in Fact, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Courtney L. D. Rogers. WITNESS my hand and official seal at Brentwood, Tennessee this 9th day of April, 2004.

Commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public