File No. 251001238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 07/21/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/09/05 12:52 2 pg:
Fees:13.00 Taxes:536.50
20051109-0135879

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond D. Rogers	Raymond D. Rogers	85.12-0A 10.00CO
(NAME) 3240 Riverwalk Drive	(NAME) 3240 Riverwalk Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Arlene B. De Leon and Leandro L. De Leon, wife and husband, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond D. Rogers, and Wife, Betty L. Rogers, HEREINAFTER CALLED THE GRANTEE(S), 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. 12 on the Plan of River's Edge, Section Two, Jackson's Downs, Phase Two as of record in Plat Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Arlene B. De Leon and Leandro L. De Leon, wife and husband by deed from Fox Ridge Homes, inc., a/k/a NVR Fox Ridge, Inc. of record in Deed Book 11432, page 743, Register's Office for said County.

Subject to Plan of record in Book 9700, Page 41, Register's Office for Davidson County, Tennessee.

Restrictive Covenants and By-Laws of record in Deed Book 9280, Page 334, and Book 11098, Page 1, and Book 11098, Page 21, Register's Office of said County.

Easement of record in Book 9857, Page 77, Register's Office for said County

Subject to Boundary Plat plan of record in Book 79800, Page 556, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3240 River Walk Drive, Nashville, TN 37214
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of November, 2005.

Arlene B. De Leon

Leandro L. De Leon

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 Arlene B. De Leon and Leandro L. De Leon, wife and husband the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of November, 2005.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

File Number: 251001238

RETURN TO:

Cumberland Title
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Mt. Juliet, TN 37122