File No. 260300029

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/06 15:05 2 pgs
Fees:13.00 Taxes:536.50
20060316-0030682

STATE OF TENNESSEE
COUNTY OF WILSON

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

Melanie Mewlle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2006.

Daphne M. Davis
Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis W. Sweatt	Taylor, Bean & Whitaker	Map 148-07-0
(NAME)	(NAME)	
111 Denise Drive	1417 N. Magnolia Ave.	Parcel 080.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ocala, FL 34475	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Thomas K. Rogers, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis W. Sweatt and wife, Katrina A. Sweatt,** 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 all of Lot No. 803, on the Plan of Section Eight Cherokee Hills as shown by plat appearing of record in Plat Book 3700, Page 154, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thomas K. Rogers, an unmarried man by Warranty Deed dated May 28, 2002 of record in Instrument No. 20020603-0066673, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4198, page 609, said Register's Office; Avigation Easement and Contract of Record in Book 8974, page 609, said Register's Office; All matters shown on the plat of record in Plat Book 3700, Page 154; all in the Register's Office for Davidson County, Tennessee.

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.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Cassandra Rogers, spouse of Thomas K. Rogers hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that she may have in said property, including but not limited to the marital interest.

unimproved ☐

This is improved ☒ property, known as 111 Denise Drive, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 15th day of March, 2006.

Thomas K. Rogers

Cassandra Rogers

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas K. Rogers and Cassandra Rogers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of March, 2006.

Commission expires: September 22, 2007

Julia A Hirt — Notary Public

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

(seal)

File Number: 260300029

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122