Davidson County DEEDWARR
Recvd: 07/25/06 11:23 2 pgs
Fees:13.00 Taxes:688.20
20060725-0089388

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Tyson Rogers	Suntrust Mortgage, Inc.	083-10-0
1710 Ordway Place	3100 Tower Blvd., Ste 1600	GROUP
Nashville, Tennessee 37206	Durham, NC 27707	PARCEL 228.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** One Hundred Eighty Six Thousand Dollars and Zero Cents ($186,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Luke Meinert and wife, Bethany Meinert, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tyson Rogers and wife, Laura Rogers, 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. 293 and the east 15.0 feet of Lot No. 292 on the Map of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

SAID Lot and part of said Lot front 45.0 feet on the south side of Ordway Avenue and run back between lines 139.6 feet on the east line and 139.3 feet on the west line to an alley in the rear on which they measure 45.0 feet.

BEING the same property conveyed to Luke Meinert and wife, Bethany Meinert, by deed dated May 21, 2004, from Judy E. Grier, unmarried, of record as Instrument No. 20040526-0061796 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1710 Ordway Place, Nashville, Tennessee 37206

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 24th day of July, 2006.

Luke Meinert

Bethany Meinert

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Luke Meinert and Bethany Meinert, the bargainors, 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 and official seal at Nashville, Tennessee, this 24th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY