RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/07 08:09 2 pgs
Fees:13.00 Taxes:240.50
20070413-0044348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-16-09

(AFFIX SEAL)

JAN REPLEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Clopton and Laneicha Clopton	Countrywide Home Loans, Inc.	
(NAME)	(NAME)	
1815 25th Avenue North	2021 N. Gallatin Road, Suite 292	Map 81-6
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Madison, TN 37115	Parcel 255
(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, **PENNY ROGERS, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RYAN CLOPTON AND LANEICHA CLOPTON, husband and wife**, 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 Lot No. 20 on the plan of Cumberland Gardens, Section Eight, of record in Book 3300, Page 82, Register's Office for said County.

Said Lot 20 fronts 50.0 feet on the easterly margin of 26th Avenue North and extends back 145.3 feet on the northerly line and 149.8 feet on the broken southerly line to a dead line in the rear, measuring 22.1 feet thereon.

Being the same property conveyed to Penny Rogers, unmarried, by deed from A.P. Johnson, Sr., and wife, Sadie Ruth Johnson, dated September 30th, 1982, of record in Book 5945, Page 225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1814 26th Avenue North, Nashville, TN 37208

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 22nd day of March, 2007.

Penny Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee on this 22nd day of March, 2007.

Commission expires: 9/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public