WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/07 15:20 2 pgs
Fees:13.00 Taxes:346.32
20071207-0141911

FILE BOX 19B
07-11-020-KR

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,600.00.

Mark Dolmus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
6th day of December, 2007

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Susan B Evans
Notary Public

My Commission Expires 4-24-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CHOICE FOOD OF AMERICA, LLC, A Tennessee Limitied Liability Company	636 Southgate Ave. Nashville, TN. 37203	105-070-0
(NAME) 623 MOORE AVENUE	(NAME)	311.00
(ADDRESS) NASHVILLE, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **GLENN B. ROGERS, and wife, MARIANNE H. ROGERS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHOICE FOOD OF AMERICA, LLC, A Tennessee Limitied Liability Company**, 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:

LAND in Davidson County, Tennessee being Lot No. 35 of the Moore Property Subdivision, of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 100 feet on the southerly side of Moore Avenue and runs back between parallel lines 148 1/4 feet to a dead line.

BEING the same property conveyed to Glenn B. Rogers and Wife, Marianne H. Rogers by Warranty Deed from Robert C. Sanders III of record in Instrument No.20061005-0123623, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; *and taxes for the current year which have not been prorated and are paid by the Grantor(s) herein.*

BEING unimproved ☐
Improved ☒ property known as: 623 MOORE AVENUE, NASHVILLE, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 6th day of December, 2007.

Glenn B. Rogers
GLENN B. ROGERS

Marianne H Rogers
MARIANNE H. 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 **GLENN B. ROGERS, and wife, MARIANNE H. ROGERS**, the bargainor(s), 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 Brentwood, Tennessee, this 6th day of December, 2007.

My Commission Expires: ~~01/03/11~~ 5-24-08

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell
KAREN RUSSELL

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5-24-08

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY