# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 27th day of August, 2008, by and between **CHRISTOPHER G. ROGERS AND TRACY S. ROGERS, HUSBAND AND WIFE,** party of the first part, and Gary Ryan Semanchik and wife, Brooke Semanchik party of the second part.

**WITNESSETH**: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 15, GATEWAY ACRES, SECOND ADDITION, as shown on plat of record in Plat Book 1424, Page 83 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20010322-0027822, in the Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 1424, Page 83; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

**THE CONSIDERATION** for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 09/08/08 09:12 3 pg
Fees:18.00 Taxes:1905.50
20080908-0091480

CHRISTOPHER G. ROGERS

TRACY S. ROGERS

STATE OF Massachusetts

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, CHRISTOPHER G. ROGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal, this 28th day of July, 2008.

Jessica L. Doherty
Notary Public

My commission expires:
September 12, 2014

JESSICA L. DOHERTY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 12, 2014

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, TRACY S. ROGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal, this 30th day of July, 2008.

Notary Public

PHILIP EVAN FEEMSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
08/23/2011

STATE OF TN

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27th day of August, 2008.

Notary Public

My commission expires:
9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20, 2010

**(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)**

PROPERTY ADDRESS:

1002 GRASSLAND LANE
NASHVILLE, TN 37220

MAIL TAX NOTICES TO:

NEW OWNER

NAME AND ADDRESS OF PROPERTY OWNERS:

GARY RYAN SEMANCHIK
1002 GRASSLAND LANE
NASHVILLE, TN 37220

**TAX PARCEL NO.: 132-13-33.00**

**Prepared By:**

**William N. Griffin, Jr., Atty**
**Griffin, Clift, Everton & Thornton, PLLC**
**6489 Quail Hollow Road, Ste 100**
**Memphis, TN 38120**

**Return To:**

LEHMAN TITLE & ESCROW