Davidson County DEEDWARR
Recvd: 10/23/08 14:02 2 pgs
Fees:13.00 Taxes:989.75
20081023-0106220

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gary Rodgers		041-06-0-A-008.00CO
1525 Constitution Avenue		
Nashville, TN 37207		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $267,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Randall F Tucker and Ericca D Tucker, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gary Rodgers and Latonya Rodgers, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 AS SHOWN ON THE FINAL PLAT OF LIBERTY PLACE F.K.A. BELL GRIMES SUBDIVISION, OF RECORD AS INSTRUMENT NO. 20060606-0066841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY THAT CERTAIN SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD AS INSTRUMENT NO. 20060614-0070620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RANDALL F. TUCKER AND ERICCA D. TUCKER, HUSBAND AND WIFE, BY WARRANTY DEED FROM CAPITOL HOMES, INC., A TENNESSEE CORPORATION, DATED DECEMBER 31, 2007, OF RECORD IN INSTRUMENT NO. 20080102-0000274, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **1525 Constitution Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **September, 2008.**

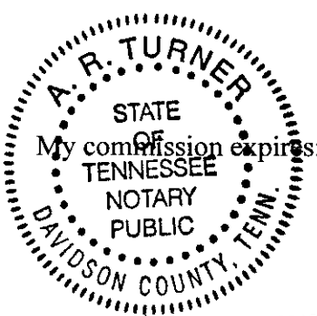
Randall F. Tucker
Randall F Tucker
By: Carolyn B Tucker, his Attorney in Fact
By Carolyn B. Tucker, His Attorney in Fact

Ericca D. Tucker
Ericca D Tucker
By: Carolyn B Tucker, her Attorney in Fact
By Carolyn B. Tucker, Her Attorney in Fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 30rd day of September, 2008, before me personally appeared Carolyn B Tucker, to me known (or proved to me on the bases of satisfactory evidence) to be the Person who executed the foregoing instrument on behalf of Randall F Tucker and Ericca D Tucker, and who acknowledged that such person executed the same as the free act and deed of Randall F Tucker and Ericca D Tucker.

Witness my hand, at office, this 30th day of September, 2008.



NOTARY PUBLIC

My commission expires:
My Commission Expires MAY 8, 2012

MAIL TAX BILLS TO: LATONYA RODGERS AND GARY RODGERS
1525 CONSTITUTION AVENUE
NASHVILLE, TN 37207