BILL GARRETT, Davidson County
Trans:T20100042973 DEEDWARR
Recvd: 07/13/10 15:26 2 pgs
Fees:13.00 Taxes:481.00
20100713-0055017

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TN 37216
1055

WARRANTY DEED

MARKA L. NETTLE
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 $130,000.00.

Rickey C Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2010.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey C. Rogers	SAME AS NEW OWNER	08415009700
108 Blue Hills Court		
Nashville, TN, 37214		

FOR AND IN 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, I/WE,

Maebelle N. Denney, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rickey C. Rogers and wife, Allison S. 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:

Land in Davidson County, Tennessee, being part of Lot No. 53 on the Plan of Castlewood Estates, Section I, as of record in Book 2331, page 2, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 53 fronts 100.0 feet on the west side of Blue Hills Court and extends back 230.2 feet on the north side and 237.9 feet on the south side to a line in the rear, measuring 100.2 feet.

Being the same property conveyed to Edwin R. Denney and wife, Maebelle N. Denney by deed from Kenneth E. McNutt and wife, Bonnie T. McNutt of record in Book 5327, page 832, Register's Office for Davidson County, Tennessee. The said Edwin R. Denney having since died.

This conveyance is made subject to Restrictive Covenants of record in Book 2450, page 469, said Register's Office; The Plan of record in Book 2331, page 72, said Register's Office, which shows an Owner's Certificate, certain setback lines and easements; and subject to an Easement for Sanitary Sewers and/or Storm drainage of record in Book 4838, page 712, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 108 Blue Hills Court, Nashville, TN 37214

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 my/our hand(s) this 23rd day of June, 2010

Maebelle N. Denney

MAEBELLE N. DENNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Maebelle N. Denney, A Widow, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2010.

Marka L. Nettle

Notary Public

My Commission Expires: 12/28/2013

