900WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Mrs Heather Ridley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2011.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

BILL GARRETT, Davidson County
Trans:T20110060587 DEEDWARR
Recvd: 09/29/11 10:42 2 pgs
Fees:13.00 Taxes:434.75
20110929-0075457

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline C. Benoist and Theodore E. Byers	Regions Bank d/b/a Regions Mortgage	108-16-0-317.00
(NAME)	(NAME)	
1000 Pleasant View Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(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, James B. Rogan and Jennifer Rogan, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caroline C. Benoist and Theodore E. Byers, Wife and Husband, 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. 28-B on the Plan of Percy Priest Woods, Section 2, Zone Lot Division of Lots 28 and 31, as of record in Book 6250, page 515, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James B. Rogan, unmarried, by Warranty Deed from Terry L. Dawson, unmarried and Angie Davis, unmarried, dated June 14, 2006, of record in Instrument No. 20060616-0071883, Register's Office for Davidson County, Tennessee. James B. Rogan is now married to Jennifer Rogan. Jennifer Rogan hereby joins in this conveyance to waive any rights granted by law to a spouse in said property.

Subject to all matters as shown on Plan of Percy Priest Woods, Section 2, Zone Lot Division of Lots 28 and 31, of record in Book 6250, page 515, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5984, Page 865, Book 6028, Page 270, Book 6093, Page 392, Book 6097, Page 11, Book 6560, Page 667, Book 6250, Page 515, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 1000 Pleasant View Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27th day of September, 2011.

James B. Rogan

Jennifer Rogan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Tahira J. Pyszka, a Notary Public in and for said County and State, the within named James B. Rogan and Jennifer Rogan, 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 Franklin, Tennessee this 27th day of September, 2011.

Commission expires:



MY COMMISSION EXPIRES JULY 29, 2013

Notary Public