Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

2672

BILL GARRETT, Davidson County
Trans: T20120066515 DEEDWARR
Recvd: 09/05/12 13:19 2 pgs
Fees: 13.00 Taxes: 259.00

20120905-0080228

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2012<br>Notary Public<br>MY COMMISSION EXPIRES: 7/13/13<br>AFFIX SEAL |
|---|---|

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 115, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stefanie Rogers | American Financial Resource, Inc. | 04309034300 |
| (NAME) | (NAME) | |
| 500 Dupont Avenue | 9 Sylvan Way | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Parsippany, NJ, 07054 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **21st Mortgage Corportion**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stefanie Rogers, a married woman** 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 the north 146.5 feet of Lot No. 2, Block J on the Map of Woodlawn Estates as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee; said part of said lot fronts 100 feet on the south side of Dupont Avenue and runs back between parallel lines 146.5 feet to a dead line.

Being the same property conveyed to 21st Mortgage Corporation by Substitute Trustee's Deed dated April 13, 2009 and filed on May 4, 2009 in Instrument Number 20090504-0040775, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 500 Dupont Avenue, Madison, TN 37115

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, has 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 our hands this **16th** day of **August, 2012**

_____

_____

**21st MortgageCorpoartion~~/Bruce Henderson~~**
BY:
Its: Kristi Thomas
Remarketing Mgr.

STATE OF TENNESSEE
COUNTY OF Knox

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Kristi Thomas, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Remarketing Dept. Mgr. and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained ~~by~~ signing on behalf of Century 21 Mortgage

KW

WITNESS my hand and official seal at ~~Hendersonville~~ Knoxville, Tennessee, this 16 day of August 2012

AUTUMN WALKER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires July 7, 2015

Autumn Walker
NOTARY