WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130068596 DEEDWARR
Recvd: 08/09/13 11:15 2 pgs
Fees:13.00 Taxes:869.50
20130809-0083811

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Christopher Heath Rogers and Tiffany Rogers	Primary Residential Mortgage, Inc.	16004015500
(NAME)	(NAME)	
5324 Trousdale Lane	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Salt Lake City, UT 84116	
(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, I, Leonard B. Bowers, an unmarried man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Heath Rogers and Tiffany Rogers, Husband and Wife, 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. 46 on the Plan of Brentview Hills, Section 7, as of record in Plan Book 4175, page 89, as amended by Surveyors Certificate of Correction of record in Book 4384, page 636, Register's Office for said County.

Said Lot No. 46 fronts 119.41 feet on the east side of Trousdale Drive and extends back between lines 218.0 feet on the north line and 225.49 feet on the south line to a dead line in the rear on which it measures 147.81 feet thereon.

Being the same property conveyed to Leonard B. Bowers and wife, Noreta M. Bowers, by Warranty Deed of record in Book 9638, Page 904, Register's Office for Davidson County, Tennessee. The said Noreta M. Bowers having since died, leaving the property solely vested in her husband Leonard B. Bowers.

Being the same property conveyed to Leonard B. Bowers and wife, Noreta M. Bowers, by Warranty Deed of record in Book 9638, Page 904, Register's Office for Davidson County, Tennessee. The said Noreta M. Bowers having since died on October 6, 2011, leaving the property solely vested in her husband Leonard B. Bowers.

Subject to all matters as shown on Plan of Brentview Hills of record in Plan Book 4175, page 89, as amended by Surveyors Certificate of Correction of record in Book 4384, page 636, Register's Office for Davidson County, Tennessee. Covenants of record in Book 4404, Page 813, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5324 Trousdale Lane, Nashville, TN 37220

(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 7th day of August, 2013.

Leonard B. Bowers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard B. Bowers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of August, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017