WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010212 DEEDWARR
Recvd: 02/12/14 13:15 2 pgs
Fees:13.00 Taxes:480.63

20140212-0012514

STATE OF ~~Arizona~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diana J. Rogut	Guaranty Trust Company	13508000700
(NAME)	(NAME)	
101 Smith Springs Court	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Leroy Millard, Executor of the Estate of Craig Millard**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Diana J. Rogut, unmarried and Steven L. Rogut, unmarried as Tenants in Common with Right of Survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 9 on the plan of Springwood Place, of record in Plat Book 6200, Page 911, as corrected in Surveyor's Certificate of Correction of record in Book 8174, Page 818, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Craig Millard, unmarried by Warranty Deed from David A. Batson, unmarried, dated June 27, 2002 and filed in Instrument Number 20020702-0079133, Register's Office of Davidson County, Tennessee.
The said Craig Millard was unmarried at the time of his death.

The said Craig Millard having since died intestate on 09/22/2013 leaving Leroy Millard appointed executor of the estate of Craig Millard by case number 13P-1881, Davidson County, Tennessee probate court.

All matters as set forth on the plat of record in Plat Book 8174, Page 818, Register's Office for said County.

Restrictive Covenants of record in Book 8379, Page 307, Register's Office for said County.

Easement of record in Book 7086, Page 444, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 101 Smith Springs Court, Nashville, TN 37217
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of February, 2014.

Leroy Millard

Leroy Millard, Executor

State of Arizona
County of MARICOPA

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leroy Millard with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of The Estate of Craig Millard the within named bargainer, and that, he as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as such Executor.

Witness my hand and Official seal this 28th day of February, 2014.

Notary Public
My Commission Expires: 04/17/17

Notary Public State of Arizona
Maricopa County
Stewart Thompson
My Commission Expires 04/17/2017

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122