BILL GARRETT, Davidson County
Trans:T20140016673 DEEDWARR
Recvd: 03/12/14 10:17 2 pgs
Fees:13.00 Taxes:277.50

20140312-0020613

(2)

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2014.

Notary Public

My commission expires: 09-14-2016

(AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Martin E. Rogers		
4733 Old Hickory Blvd.	**NEW OWNERS**	**093-15-231**
Nashville, TN 37218		

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, WE,

Thomas E. Rogers, Jr., unmarried

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

Martin E. Rogers and Nancy 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 the Southern twenty-three feet of Lot No. 87 and the Northern Seven Feet of Lot No. 88 in Paul's Elysian Grove Plan as registered in Plan Book No. 1, Page 134, Chancery Court at Nashville, Tennessee. Said Southern part of Lot No. 87 and Northern part of Lot No. 88 fronting together thirty feet on the Eastern side of Fourth Avenue, South, formerly Cherry Street and running back Eastwardly between parallel lines one hundred thirty-live feet, more or less, to an alley.

Being the same property conveyed to Thomas E. Rogers, Jr., of record in Instrument No. 20050207-0014068, said Register's Office; said instrument being corrected in Deed of Correction of record in Instrument No. 20140312-0020612 **, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1012 4th Avenue South, Nashville, TN 37211**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 10th day of March, 2014.

Thomas E. Rogers, Jr.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas E. Rogers, Jr.** the bargainor(s) 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, at office, this **10th** day of **March, 2014.**

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY