G#25978-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036176 DEEDWARR
Recvd: 05/23/14 08:59 2 pgs
Fees:13.00 Taxes:358.53
20140523-0044517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$96,900.00.

Thomas J Whall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 7/03/2017

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/03/2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3329 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Whall	Academy Mortgage Corporation	12002003400
(NAME)	(NAME)	
1307 Kermit Drive	1220 East 7800 South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Sandy, UT 84094	
(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, Jonathan L. Rogers (a.k.a Jonathon L. Rogers) and wife, Melissa Diane Rogers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Whall, unmarried, 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. 221 on the Plan of Miro Meadow,s as of record in Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot No. 221 fronts 68 feet on the South side of Kermit Drive and runs back between lines, 164.1 feet on the East line and 155.9 feet on the West line, to a dead line in the rear, on which it measures 55 feet.

Being the same property conveyed to Jonathon L. Rogers and wife, Melissa Diane Rogers, by deed of record in Instrument No. 20040303-0024199, Register's Office for Davidson County, Tennessee. By inadvertence and mistake, the previous conveyance contained a scrivener's error in that the **Grantees Name** was misspelled as Jonathon L. Rogers. The **Grantees Name** correct spelling is Jonathan L. Rogers.

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

unimproved ☐

This is improved ☒ property, known as 1307 Kermit Drive, 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 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 our hands this 22nd day of May, 2014.

Jonathan L. Rogers

Melissa Diane Rogers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan L. Rogers and Melissa Diane Rogers, 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 22nd day of May, 2014.

Commission expires: 5.5.15

KRISTIN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 5, 2015

Notary Public