BILL GARRETT, Davidson County
Trans:T20140051332 DEEDWARR
Recvd: 07/17/14 10:43 2 pgs
Fees:13.00 Taxes:936.10
20140717-0063235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 253,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2014.

Notary Public

My commission expires: 1/13/1

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NICHOLAS A. ROGERS **JULIA B. ROGERS**	Same as new Owner	**07207026600**
2323 RIVERSIDE DR		
NASHVILLE, TN 37216		

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 ACKNOWLEDGE, WE,

MEGAN OGLESBY, MARRIED

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

NICHOLAS A. ROGERS and JULIA B. ROGERS

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 part of Lot No. 63, On the Map of R.M. Dudley's unrecorded Subdivision of Blocks A, B, C, and D; and being more particularly described according to a survey by Erle Drake, County Surveyor, dated October 14, 1913, as follows:

BEGINNING at a point in the southeasterly margin of Riverside Boulevard, now known as Riverside Drive, at the common corner of Lot Nos. 62 and 63, said point being 640 feet more or less northeast from the margin of Williams Ferry Road; thence with the line between said lots, southeasterly 170 feet to an alley; thence with the margin of said alley, southwesterly 40 feet to a point, the corner of a small triangular part of said lot conveyed to Ernest W. Benz, Trustee, by deed from Bertha J. Benz of record in Book 1101, page 568, Register's Office for Davidson County; thence northwesterly along Benz line 170 feet to the southeasterly Margin of Riverside Boulevard, now known as Riverside Drive; thence with the margin of the same, northeasterly 50 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO MEGAN OGLESBY, UNMARRIED, BY WARRANTY DEED FROM KWAME ASARE AND WIFE, SERWAA ASARE, DATED 05/20/2010 AND RECORDED ON 05/20/2010 IN INSTRUMENT NUMBER 20100520-0038860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $165,000.00. JUSTAN HILL HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2323 RIVERSIDE DR, NASHVILLE, TN 37216.

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 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 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/our hand(s) this 13th day of June, 2014.

MEGAN OGLESBY

Justan Hill by Megan Ogg, Attorney-in-fact
JUSTAN HILL BY MEGAN OGLESBY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public of said County and State, MEGAN OGLESBY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2014.

Chyl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared MEGAN OGLESBY to me known to be the person who executed the foregoing instrument in behalf of JUSTAN HILL as his Attorney in Fact, and acknowledged that he/she executed the same for the purposes therein contained as the free act and deed of the said JUSTAN HILL.

Witness my hand, at office, this 13th day of June, 2014.

Chyl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD