BILL GARRETT, Davidson County
Trans: T20140073288 DEEDWARR
Recvd: 09/30/14 10:30 2 pgs
Fees: 13.00 Taxes: 1304.25
20140930-0089904

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$355,000.00~~ $352,500.00. Affiant Subscribed and sworn to before me, this the 25th day of September, 2014. Notary Public My commission expires: 10/8/16 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia Lynn Rogers	new owner	Map 118-09-0 Parcel 224-00
3506 General Bate Drive		
Nashville, Tennessee 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kira J. Florita, now known as Kira J. Hilley, married

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

Patricia Lynn Rogers, a single woman

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:

Being the southerly 75.0 feet of Lot No. 29 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 29 fronts 75.0 feet on the southeasterly margin of General W. B. Bates Drive and extends back 165.0 feet on the southwesterly line and 170.3 feet, more or less, on the northeasterly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Kira J. Florita, unmarried, by Deed dated June 24, 1992 from Mark R. McIlwain and wife, Connie G. McIlwain, of record in Book 8662, Page 452, Register's Office for Davidson County, Tennessee. Kira J. Florita has since married and is now known as Kira J. Hilley.

The herein described property has not now nor ever has been the principal place of residence of the spouse of the grantor herein.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 1130, Page 2, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property. known as **3506 General Bate Drive, Nashville, Tennessee 37204**

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 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/our hand(s) this 25 day of **September, 2014.**

Kira J. Florita, now known as Kira J. Hilley

Kira J. Florita, now known as Kira J. Hilley

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Kira J. Florita nka Kira J. Hilley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of **September, 2014.**

Notary Public

My Commission Expires:_____

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