File No. 141117

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094075 DEEDWARR
Recvd: 12/16/14 13:23 2 pgs
Fees:13.00 Taxes:576.46
20141216-0114967

SUMNER COUNTY TENNESSEE NOTARY PUBLIC KIMBERLY GILLESPIE STATE OF

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Rodgers	Same as new owner	026-06-OA-076.00 CO
(NAME)	(NAME)	
134 Canton Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jon P. Dreyer, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Rodgers, 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. 73 on the Plan of Final Plat for The Townhomes at Windsor Green, Phase I, Section 3, a Planned Unit Development, of record in Instrument No. 20040109-0003893 and Instrument No. 20041112-0136380, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Jon P. Dreyer, single man, by Warranty Deed from Dial Properties, LLC, dated 7/2/09 and recorded 7/6/09 in Instrument No. 20090706-0062365, in the Register's Office of Davidson County, Tennessee.

Marcela B. King-Dreyer herein joins to convey any and all right and interest she may have; including but not limited to her marital rights.

Declaration of Covenants, Conditions and Restrictions of record in Book 11164, page 69, and as amended in Instrument No. 20011108-0122758, said Register's Office.

Subject to an easement of record in Book 11534, Page 618, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 134 Canton Court, Goodlettsville, 37072

(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

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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 hand this 11th day of December, 2014.

Jon P. Dreyer

Marcela B. King-Dreyer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon P. Dreyer and Marcela B. King-Dryer, the bargainor(s), 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 this 11th day of December, 2014.

Commission expires:

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016