BILL GARRETT, Davidson County
Trans:T20150018792 DEEDWARR
Recvd: 03/16/15 11:18 2 pgs
Fees:13.00 Taxes:245.50
20150316-0022228

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $66,950.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2015.

Notary Public

My commission expires: 8.21.17

(Notary Stamp)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Solomon / Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David M. Rogers and Shreka D. Rogers	David M. Rogers Shreka D. Rogers	**052-02-0-115.00**
635 Cheryl Avenue	1205 Rugby Dr.	
Madison, TN 37115	Nashville, TN 37207	

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,

Steve E. Collins, married

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

David M. Rogers and wife, Shreka D. 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 the Westerly 20 feet of Lot No. 44 and the Easterly 40 feet of Lot No. 45, Block "C" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 60 feet on the Northerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.Being the same property conveyed to Steve E. Collins, unmarried by Warranty Deed from Phenix E. Hall, Jr., and wife, Sharon K. Hall of record in Book 9796, Page 30, Register's Office for Davidson County, Tennessee, dated September 01, 1995 and recorded on September 15, 1995.

Judy Collins, spouse of Steve E. Collins, joins in the execution of this instrument to convey her marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 635 Cheryl Avenue, Madison, TN 37115.

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 13th day of March, 2015.

Steve E. Collins

Judy Collins

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Steve E. Collins and Judy Collins, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2015.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: **415021**
RECORD & RETURN TO:
SOLOMON / PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027