This Instrument Prepared By:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sherry Delk Kerstetter
3705 Towne Lake Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 04/13/15 15:24 3 pgs
Fees:18.00 Taxes:492.10
20150413-0032569

MAP 150
GROUP 10 0
PARCEL 209.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Justin Rogers, a married man** hereinafter called the **GRANTOR**, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sherry Delk Kerstetter and Alexander Causey, tenants in common with rights of survivorship**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 80, Section 3, on the Plan of Jamestown Estates, of record in Plat Book 6900, Page 866, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Justin Rogers, a married man by deed from George Brandt and Eric Sox dated April 8, 2015 and recorded in Instrument No 20150409-0031120 said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Said property is transferred subject to the following matters:

1. Matters shown on the Plan of record in Plat Book 6900, page 866, said Register's Office.

2. Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book 7476, Page 643; Book 7502, page 11; Book 7861, page 420; Book 8149, page 337, Register's Office for Davidson County, Tennessee.

3. Property is subject to any and all restrictions, easements, and conditions of record.

This is improved property known as:
3705 Towne Lake Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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 the 10th day of April, 2015.

Justin Rogers

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Justin Rogers, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of April, 2015.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/25/19

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $133,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of April, 2015.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/25/19

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

