BILL GARRETT, Davidson County
Trans:T20150030933 DEEDWARR
Recvd: 04/23/15 14:56 2 pgs
Fees:13.00 Taxes:425.50
20150423-0036559

CHAD D WILLIAMS
NOTARY PUBLIC - OFFICIAL SEAL
State of Indiana, Johnson County
My Commission Expires Oct. 12, 2016

STATE OF ~~TENNESSEE~~ IN
COUNTY OF ~~DAVIDSON~~ Marion

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Lawrence F. Rogers
Affiant

Subscribed and sworn to before me, this 15th day of April, 2015.

Notary Public

My commission expires: 10-12-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
934 JEFFERSON LLC	**NEW OWNER**	**08116040300**
930 JEFFERSON ST	**930 JEFFERSON STREET**	
NASHVILLE, TN 37208	**NASHVILLE, TN 37208**	

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,

LAWRENCE F. ROGERS

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

934 JEFFERSON LLC

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. 146 on the Plan of D. T. McGavock's First Addition to Nashville, as the same appeared of record in Book 10, pages 608 and 609, Register's Office for Davidson County, Tennessee, and described according to a survey made December 29, 1926, by W. B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Jefferson Street, 8' 4" easterly from the southwest corner of said Lot No. 146; and running thence in a northerly direction and parallel with the line between Lots Nos. 146 and 147, 100 feet to the southerly margin of a private alley; thence with the southerly margin of said alley in an easterly direction 33' 4"; thence southwardly and parallel with the first line 100 feet to the northerly margin of Jefferson Street; thence with the northerly margin of said street in a westerly direction 33' 4" to the beginning.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE F. ROGERS, BY WARRANTY DEED FROM JIMMY C. GEORGE, DATED 08/27/1979 AND RECORDED ON 08/29/1979 IN BOOK 5499, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 930 JEFFERSON ST, NASHVILLE, TN 37208.

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 15th day of April, 2015.

Lawrence F. Rogers
LAWRENCE F. ROGERS

STATE OF IN
COUNTY OF Marion

Personally appeared before me, a Notary Public of said County and State, LAWRENCE F. ROGERS, 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 15th day of April, 2015.

Notary Public

My Commission Expires: 10-12-16

CHAD D WILLIAMS
NOTARY PUBLIC - OFFICIAL SEAL
State of Indiana, Johnson County
My Commission Expires Oct. 12, 2016