Davidson County DEEDWARR
Recvd: 06/11/15 08:11 2 pgs
Fees:13.00 Taxes:473.60
20150611-0055135

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$128,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF June, 2015
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7/6/15
| (AFFIX SEAL)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Habitat for Humanity 2950 Kraft Dr Nashville, TN 37204	The Housing Fund 2950 Kraft Dr Nashville, TN 37204	Map 033 16 0 Parcel 106.00

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,

Justin Rogers, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Habitat for Humanity of Greater Nashville

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 referred to in this commitment is described as all that certain property situated in City of Madison in the County of Davidson and State of TN and being described in a deed dated 02/22/2007 and recorded 02/23/2007 as instrument number 20070223-0022894 among the land records of the county and state set forth above, and referenced as follows:

Land in Davidson County, Tennessee, being Lot Number 85, Primrose Meadows, Section II, a plat of which is of record in Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Justin Rogers by deed from Shapiro & Kirsch, LLP, dated January 8, 2015, of record in Instrument No 20150130-0008861, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No. 20070223-0022894, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Restriction Covenant, and recorded in Book 5039, Page 481, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1137 Nelson Drive Madison, TN 37115
(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 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(s) this 9th day of June, 2015.

Justin Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Rogers, with whom I am personally acquainted, (or who 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 9th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER PIERCE
NOTARY PUBLIC
DAVIDSON COUNTY