WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074295 DEEDWARR
Recvd: 09/01/15 11:28 2 pgs
Fees:13.00 Taxes:1180.30
20150901-0088726

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF Tennessee

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 5.20.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Rogers	New Owner	04407001300
(NAME)	(NAME)	
25 Jones Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joe W. Dusenberry and wife JoAnn Dusenberry,** as tenants by the entireties HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Rogers and Taylor Turner,** both 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:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 13 on the Plan showing a Resubdivision of Lot 13, on the Plan of River Vista Subdivision, as of record in Book 2854, page 147, as amended in Book 3183, page 426, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Jones Circle, at the corner of Lot No. 13 and 13A; thence with the line between said lots, northeasterly 133 feet to a reference line and continuing northeasterly 26 feet to the top of a steep bluff, and continuing northeasterly 90 feet, more or less, to the edge of water of Old Hickory Lake; thence southerly along said edge of water, 190 feet, more or less, to a point; thence westerly 233.7 feet, more or less, to a concrete monument in the east margin of Jones Circle; thence with the margin of the same, northerly around a slight curve, 104.2 feet to the point of beginning.

The above description includes but Grantors hereby expressly exclude a part of a 0.34 acre tract, more or less conveyed to United States of America by instrument of record in Book 2148, page 126, which is a strip along the water line of the Cumberland River.

Being the same property conveyed to Joe W. Dusenberry and Jo Ann Dusenberry, his wife as tenants by the entireties by Deed dated 09/24/1980 from William A. Fintel and Sally W. Fintel, his wife of record in Book 5751, Page 1, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 25 Jones Circle, Old Hickory, TN 37138
(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 our hands this 28th day of August, 2015.

Joe W. Dusenberry

Jo Ann Dusenberry

Joe W. Dusenberry

Jo Ann Dusenberry

State of Tennessee

County of WILSON

On this 28th of August before me, a Notary public in and for said County and State, personally appeared Joe W. Dusenberry and Jo Ann Dusenberry, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

S. Nixon Pressley

Notary Public S. NIXON PRESSLEY

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE