WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

B-OH-15-212

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/ PARCEL NUMBER (S)
Sandra Lee Watters	**New Owner**	
(NAME)	(NAME)	**053-08-0-060.00**
212 24th Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TONY G. ROGERS-SIRTEN (fka Tony G. Sirten) AND SPOUSE, RONALD E. ROGERS-SIRTEN (fka Ronald E. Rogers),** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SANDRA LEE WATTERS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block 10 on the Plan of Dabbs and Elliott Subdivision No. 1 (Dupontonia) Old Hickory, Tennessee of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the easterly side of 24th Street and runs back between parallel lines 144 feet and measures 50 feet on the rear.

Being the same property conveyed to Tony G. Sirten, unmarried and Ronald E. Rogers by Warranty deed from Louie E. Johnston, Jr. of record in Instrument No. 20040805-0094290 Register's Office for Davidson County, Tennessee, dated July 29, 2004 and recorded on August 5, 2004. The said Tony G. Sirten having since married and is now known as Tony G. Rogers-Sirten. The said Ronald E. Rogers having since married and is now known as Ronald E. Rogers-Sirten.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 24th Street , Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150095410 DEEDWARR
Recvd: 11/09/15 14:01 2 pgs
Fees:13.00 Taxes:252.34
20151109-0113941

Witness my/our hand(s) this the 5th DAY OF NOVEMBER, 2015.

Tony G. Rogers-Sirten

Ronald E. Rogers-Sirten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY G. ROGERS-SIRTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD E. ROGERS-SIRTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212