BILL GARRETT, Davidson County
Trans: T20150098936 DEEDQC
Recvd: 11/20/15 11:10 2 pgs
Fees: 12.00 Taxes: 0.00

20151120-0117915

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No. 62-13-126

I hereby declare that the actual consideration for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me this 10 day of August, 2015.

NOTARY PUBLIC

My commission expires: 2-6-17

STEVE TOPPINGS STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:
Tony and Pam Adams
2203 Pennington Bend Road
Nashville, TN. 37214

Send Tax Notices To:
Tony and Pam Adams
1930 Old Murfreesboro Road
Lebanon, TN. 37090

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Vernonda F. Rogers, hereinafter referred to as Grantor(s), hereby quitclaim to Tony L. Adams and Pamela J. Adams (Husband and Wife), his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit: *unnamed

Her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain tract or parcel of land in the 1st Civil District of Davidson County, Tennessee, described according to a survey by Ragan, Smith, Murphy & Associates, Inc., dated March 7, 1984, under Job No. 82-007, work order No. 1357, as follows:

BEGINNING at an iron pin in the westerly margin of Pennington Bend Road, formerly Riverview Drive, a corner to the property conveyed to John S. Medley, etux, of record in Book 6118, page 6, Register's Office for Davidson County, Tennessee; thence with said margin of said road, South 20 deg. 43 min. 16 sec. East 283.23 feet to a p.k. nail in the westerly terminus of McGavock Pike; thence leaving McGavock Pike and Pennington Bend Road on a curved line having a delta angle of 12 deg. 43 min. 32 sec., a radius of 500.00 feet, and a tangent of 55.76 feet for a distance of 111.05 feet to a p.k. nail set; thence South 77 deg. 15 min. 57 sec. West 170.04 feet to a point in the easterly margin of the Cumberland River; thence with said margin of said river North 24 deg. 36 min. 16 sec. West 225.64 feet to a point in the line of Medley; thence with the line of Medley North 68 deg. 39 min. 00 sec. East 290.00 feet to the point of beginning.

INCLUDED but EXPRESSLY EXCLUDED is a Twelve foot ingress and egress easement granted to H. D. Claughton and further described in Book 7476, page 372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants, easements or setback lines that may be applicable and the 2004 property taxes which have been prorated and assumed by the Grantee. The legal description contained herein is the same as that contained in the prior deeds of record.

BEING the same property conveyed to Morris Levine by Substitute Trustee's Deed from Gay Lisa Levine, Substitute Trustee, of record in Instrument Number 20030122-000&732, Register's Office for Davidson County, Tennessee; the said Morris Levine having since died and the power to sell, transfer and convey is given to Gay Levine Eisen, Executrix, by the Last Will and Testament of Morris

Levine, docket number 01P-1971, Seventh Circuit Court for Davidson County, Tennessee.

BEING the same property conveyed to Vernonda F. Rogers, an unmarried person by Warranty Deed dated February 19th, 2004 from The Estate of Morris Levine, deceased, represented by Gay Levine Fisen, Executrix and recorded in Instrument No. 20040219-0019431 in the Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: **2203 Pennington Bend Road, Nashville, Tennessee, 372 14**
And assigned map 62-13 parcel 126.

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, her heirs and assigns, forever; and Grantor does covenant with the said Grantee, that Granter is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Vernonda F. Rogers has hereunto set his/her/their signature, on this, the 10th day of August, 2015.

Vernonda F. Rogers

Vernonda F. Rogers

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernonda F. Rogers, the bargainor(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 foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 10th day of August, 2015

NOTARY PUBLIC

My commission expires: 2-1-17

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This Deed Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow LLC
2742 N. Mt. Juliet Road
Mt. Juliet, TN. 37122

When Recorded Return to:

Foundation Title and Escrow, LLC
2742 N. Mt. Juliet Road
Mt. Juliet, TN. 37122