WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102972 DEEDWARR
Recvd: 12/07/15 09:15 2 pgs
Fees:13.00 Taxes:641.84
20151207-0122827

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,469.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin Wyatt	Peoples Home Equity	084-01-0-078.00
(NAME)	(NAME)	
1227 Berwick Trail	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas Edwin Rogers,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melvin Wyatt, married** 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 Lot No. 11 on the plan of Rosebank Court, of record in Book 3106, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 125 feet on the southerly side of Colbert Drive and runs back 166 feet on the easterly line and 177.2 feet on the westerly line, to a broken line in the rear, measuring 125.9 feet thereon.

Being the same property conveyed to Thomas Edwin Rogers from Unadell Ward, Trustee of the Maebelle N. Denney Living Trust by Special Trustee Deed dated March 26, 2015 and recorded April 9, 2015 as Instrument No. 20150409-0031081, Register's Office for Davidson County, Tennessee.

Maebelle N. Denney died on September 11, 2014 and property having vested in Thomas Edwin Rogers as the beneficiary of the Maebelle N. Denney Living Trust.

Being the same property conveyed to Unadell Ward, Trustee of the Maebelle N. Denney Living Trust from Maebelle N. Denney by QuitClaim Deed of record dated September 9, 2014 and recorded September 10, 2014 as Instrument No. 20140910-0082852, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Edwin R. Denney from James Thomas Rogers and Loretta M. Rogers by Warranty Deed dated September 27, 1978 and recorded September 27, 1978 in Book 5342, Pages 879-881, Register's Office for Davidson County, Tennessee. Edwin R. Denney died on the 4th day of October 2003. Maebelle N. Denney received fee simple interest in the decedent's real estate described above by virtue of tenancy by the entirety as the sole surviving spouse of the decedent,

unimproved ☐

This is improved ☑ property, known as 2605 Colbert Drive, Nashville, TN 37206
(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/our hands this 16th day of November, 2015.

Thomas Edwin Rogers

State of Tennessee
County of Rutherford

Personally appeared before me Thomas Edwin Rogers, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14204

