BILL GARRETT, Davidson County
Trans: T20160020636 DEEDWARR
Recvd: 03/14/16 13:38 2 pgs
Fees: 13.00 Taxes: 407.00
20160314-0024014

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0061

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF March, 2016

Notary Public
Commission Expires 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Donna R. Hicks 3921 Stilton Drive Nashville, TN 37207	Primary Residential Mortgage, Inc. 131 Saundersville Road, suite 140 Hendersonville, TN 37075	041-11-0-055.00

WARRANTY DEED

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, I/WE,

The Estate of Curtis Kenneth Rogers, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donna R. Hicks, married woman

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. 392 on the plan of Bellshire Estates, Section "A", of record in Book 2331, Page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 392 fronts 105 feet on the northeasterly side of Stilton Drive and extends back 377.9 feet on the northwesterly line and 391 feet on the southeasterly line to a broken line in the rear, measuring 116.1 feet thereon.

BEING the same property conveyed to Curtis K. Rogers and Kenneth L. Rogers by Warranty Deed from Roy Huddleston, dated 2/25/05 and recorded 3/29/05 in Instrument Number 20050329-0033140, Register's Office for Davidson County, Tennessee.

The said Kenneth L. Rogers died intestate on 7/17/05, leaving property vested solely in his son and only heir at law, Curtis K. Rogers pursuant to probate documents filed 8/31/05 in Docket No. 05P1337 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

The said Curtis K. Rogers (aka Curtis Kenneth Rogers) died testate on 12/21/13, pursuant to his Last Will and Testament filed 1/16/14 in Docket No. 14P43 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and recorded on 12/18/15 in Instrument Number 20151218-0127488 in the Register's Office for Davidson County, Tennessee, Donzale Kennedy Rogers ("Donnie") was appointed as Personal Representative of said Estate with full power to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3921 Stilton Drive, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of March, 2016.

Donzale R. Rogers

The Estate of Curtis Kenneth Rogers
By: Donzale R. Kennedy Rogers, Personal Representative

X Donzale R. Rogers

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donzale R. Kennedy Rogers, Personal Representative of the Estate of Curtis Kenneth Rogers,** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of March, 2016.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Kim Gillespie
My Commission Expires: 10-18-16