BILL GARRETT, Davidson County
Trans:T20160036538 DEEDWARR
Recvd: 05/03/16 10:56 2 pgs
Fees:13.00 Taxes:625.30
20160503-0043379

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

Affiant

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 29 day of April, 2016.

Notary Public
My commission expires: 3-20-18

05-1603-66830

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Claxton 121 Lidgate Terrace Goodlettsville TN 37072	US Bank 4801 Frederica Owensboro ~~TN~~ KY 42301	026-02-0-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry L. Rogers, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan Claxton and Hollee Claxton, husband and wife**, hereinafter called the Grantees, their successors 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. 323, on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry L. Rogers by deed from Linda Stone and husband, William Stone, dated August 6, 2004, recorded August 11, 2004, of record in Instrument No. 20040811-0096862, Register's Office for Davidson County, Tennessee.

Brenda Joyce Rogers, spouse of Jerry L. Rogers, joins in the execution of this instrument to waive her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 121 Lidgate Terrace, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

x BJR

4371

WITNESS my hand this 29th day of April, 2016.

X Jerry L. Rogers
Jerry L. Rogers

X Brenda Joyce Rogers
Brenda Joyce Rogers

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jerry L. Rogers and Brenda Joyce Rogers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of April, 2016.

X
Hutch Henderson
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020