#32918

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/16 14:11 4 pgs
Fees:23.00 Taxes:2068.30
20160613-0059599

O-MFR-16-407-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EILEEN K. MORKING NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2016

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline Kerrins Rogers	New Owner	
(NAME)	(NAME)	**104-06-0-209.00**
407 32nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY R. HARWOOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE KERRINS ROGERS, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the North part of Lot No. 76 on the unrecorded Plan of R. W. Grizzard Subdivision of part of the Bosley Tract not found of record, described as follows:

Beginning at the southwest intersection of Orient Circle, now 32nd Avenue South and Marlborough Avenue, thence with the margin of said Orient Circle southerly 59.2 feet, more or less, to a point; thence westerly 151 feet, more or less, to a point in the east margin of an alley; thence with the margin of said alley, northerly 34.1 feet to the south margin of Marlborough Avenue; thence with the margin of the same, easterly 157.6 feet to the point of beginning.

Included in the above description but expressly excluded herefrom is a small triangle conveyed to Douglas B. Chandler et ux, of record in Book 3068, Page 291, said Register's Office. Excluded in the above description but included in the property is a small triangle conveyed to Evans B. Hunt et ux by deed from Douglas B. Chandler et ux, of record in Book 3068, Page 289; said Register's Office.

TOGETHER WITH a Joint Driveway Agreement as more fully described in Book 3069, Page 217, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey R. Harwood, unmarried by Warranty deed from Drew L. Dickson and wife, Alyson Dixon of record in Instrument No. 20131001-0103104 Register's Office for Davidson County, Tennessee, dated September 23, 2013 and recorded on October 1, 2013.

This conveyance is subject to:
• Taxes for the year 2016, a lien not yet due and payable;
• Joint Driveway Agreement of record in Book 3069, Page 217, in the Register's Office for Davidson County, Tennessee;
• Agreed Order for Easement of record in Book 10281, Page 449, in the Register's Office for Davidson County, Tennessee;
• No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **407 32nd Avenue South , Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 7th DAY OF JUNE, 2016.

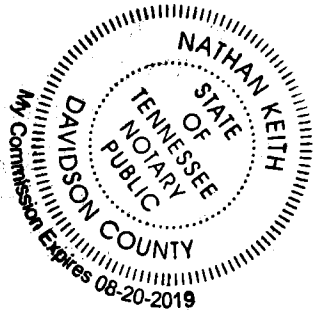
Jeffrey R. Harwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY R. HARWOOD, 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 7th of June, 2016.

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



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

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

