BILL GARRETT, Davidson County
Trans:T20160053300 DEEDWARR
Recvd: 06/22/16 15:07 2 pgs
Fees:13.00 Taxes:1202.50

20160622-0063782

Julie Hamilton State of Tennessee Notary Public Davidson County

WARRANTY DEED

1947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Julie Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelly Hazle & Dennis R. Hazle	Same as New Owner	072-07-0-266-00
(NAME)	(NAME)	
2323 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nicholas A Rogers and Julia B Rogers, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelly Hazle, unmarried, and Dennis R. Hazle, unmarried, as tenants in common with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 63 on the Plan of R.M. Dudley's unrecorded Subdivision of Blocks A, B, C, and D, unrecorded, being more particularly described according to a survey by Erle Drake, County Surveyor, dated October 14, 1913, as follows:

BEGINNING at a point in the southeasterly margin of Riverside Boulevard, now known as Riverside Drive, at the common corner of Lot Nos. 62 and 63, said point being 640 feet more or less northeast from the margin of Williams Ferry Road; thence with the line between said lots, southeasterly 170 feet to an alley; thence with the margin of said alley, southwesterly 40 feet to a point, the corner of a small triangular part of said lot conveyed to Ernest W. Benz, Trustee, by deed from Bertha J. Benz of record in Book 1101, page 568, Register's Office for Davidson County; thence northwesterly along Benz line 170 feet to the southeasterly Margin of Riverside Boulevard, now known as Riverside Drive; thence with the margin of the same, northeasterly 50 feet to the point of beginning.

Being the same property conveyed to Nicholas A. Rogers and Julia B. Rogers by Warranty deed from Megan Oglesby, married of record in Instrument No. 20140717-0063235 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on July 17, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2323 Riverside Drive, Nashville, TN 37216

(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 hand this 20th day of June, 2016.

Nicholas A. Rogers

Julia B. Rogers

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas A Rogers and Julia B. Rogers, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity 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 20th day of June, 2016.

AMANDA J COTTER NOTARY PUBLIC MECKLENBURG COUNTY, NC

Notary Public

My commission expires:
08/14/2016