File Box 8

BILL GARRETT, Davidson County
Trans: T20160056605 DEEDWARR
Recvd: 07/01/16 14:41 2 pgs
Fees: 13.00 Taxes: 2793.50
20160701-0067948

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2016, by and between Mary Alice Harbison, Unmarried, party of the first part, and ~~Janelle Rogers, Wife and Husband~~ * party of the second part.

*JANELLE D. ROGERS AND JEFFREY H. ROGERS, WIFE AND HUSBAND.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING the northerly 10.0 feet of Lot No. 427 and the southerly part of Lot No. 426 on the Map of Richland Realty Company's Subdivision "C" of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Meadowbrook Avenue at a point 50.0 feet north of the corner of Lots Nos. 427 and 428" thence with said Avenue, Northwardly 52.7 feet; thence Westwardly 162.0 feet to the easterly margin of an alley; thence with said alley, Southwardly 50.0 feet; thence Eastwardly 182.0 feet to the beginning.

Being all or part of the same property conveyed to Mary Alice Harbison by virtue of that certain Warranty Deed dated June 6, 1995, at Book 9693, Page 292 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mary Alice Harbison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mary Alice Harbison, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2016.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Property Owner & Address: Janelle Rogers and Jeffrey H Rogers

3731 Meadowbrook Ave
Nashville, TN 37205

Tax Parcel No 10405019100

Property Address: 3731 Meadowbrook Ave
Nashville, TN 37205

MAIL TAX
BILLS TO: OWNER
3731 MEADOWBROOK AVE
NASHVILLE, TN 37205

Firm File #: 20160647

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $755,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Cluita B. Potter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2016.

Debbie Mann
Notary Public

My Commission Expires:

