# WARRANTY DEED

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Melanie Rivers | Melanie Rivers | 15004000500 |
| (NAME) | (NAME) | |
| 3605 Victoria Station Court | 3605 Victoria Station Court | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elgin Rogers Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melanie Rivers . an unmarried 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. 39A on the Plan of Chelsea of Priest Lake, Section One-A Zone Lot Division for Lots 38 through 42, of record in Book 5200, Page 696, amended in Book 6250, Page 87, Register's Office for Said County.

Said Lot No. 39A fronts 24.57 feet on the easterly margin of Victoria Station Court and extends back 89.41 feet on the northerly lines and 138.78 feet on the southerly line to a broken line in the rear measuring 116.71 feet thereon.

Being the same property conveyed to Elgin Rogers, Jr., by deed of record in Instrument No. 20010813-0087267 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3605 Victoria Station Court, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20160057458 DEEDWARR
Recvd: 07/06/16 11:29 2 pgs
Fees:13.00 Taxes:418.10
20160706-0069078

Witness my/our hands this 30th day of June, 2016.

Elgin Rogers Jr.

State of Tennessee
County of Wilson

Personally appeared before me Elgin Rogers Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires:

File No.: 11002

