WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160058013 DEEDWARR
Recvd: 07/07/16 15:13 2 pgs
Fees:13.00 Taxes:925.00

20160707-0069754

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2016

Melanie D. DuRard
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenton S. Bennett Hill	Same as new owner	085-13-0-059.00
(NAME)	(NAME)	
106 Benson Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Joel Rogers, Sole Trustee of the Thomas P. Rogers Irrevocable Gift Trust U/A/D October 19, 2015,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenton S. Bennett Hill and Sheri L. Tingle,** 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. 3 on the Map of Stanford-Guill property at Donelson, Tennessee, of record in Book 843, page 42, Register's Office for said County, and partly shown on a line survey of record in Book 1130, page 70, said Register's Office.

Said Lot No. 3 fronts 129.5 feet on the north side of Benson Avenue, and shown on said original plan as being an unnamed 30-foot roadway, and runs back between lines, 411 feet on the west line and 384 feet on the east line, to the low water mark of Stone's River, and measures 132 feet thereon.

Being the same property conveyed to Thomas P. Rogers and wife, Rubye Flowers Rogers, by Warranty Deed from J. W. Jordan, (Unmarried), dated October 15, 1949, of record in Book 1762, page 205, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas P. Rogers and wife, Rubye F. Rogers, Trustees U/A/D OCT 31 1994, by Quitclaim Deed from Thomas P. Rogers and wife, Rubye Flowers Rogers, Individually, dated October 31, 1994, of record in Book 9509, page 95, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Joel Rogers, Sole Trustee of the Thomas P. Rogers Irrevocable Gift Trust U/A/D October 19, 2015, by Quitclaim Deed dated October 19, 2015, from Thomas P. Rogers, Sole Trustee for the Rogers Joint Revocable Trust U/A/D October 31, 1994, as amended and restated October 19, 2015 of record in Instrument No. 20151106-0113431 and as corrected in Instrument No. 20160615-0060713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Line survey for water main of record in Book 1130, page 70; all matters appearing on the Plan of record in Book 843, page 42; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 106 Benson Road, Nashville, TN 37214
(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 1st day of July, 2016.

Sole Trustee

Joel Rogers, Sole Trustee of the Thomas P. Rogers
Irrevocable Gift Trust U/A/D October 19, 2015

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joel Rogers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Sole Trustee of the Thomas P. Rogers Irrevocable Gift Trust U/A/D October 19, 2015, the within named bargainor, and that he as such Sole Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Joel Rogers as such Sole Trustee.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of July, 2016.

Notary Public
My Commission Expires: _____

File No.: 23102

