BILL GARRETT, Davidson County
Trans:T20160064185 DEEDWARR
Recvd: 07/26/16 12:29 2 pgs
Fees:13.00 Taxes:418.10
20160726-0076824

WARRANTY DEED

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

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 22nd day of July, 2016

Susan Frensley Newton
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(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
Laura A. Bolin David Talley	Nations Lending Corporation	15004006100
(NAME)	(NAME)	
3607 Victoria Station Court	4 Summit Park Dr. Ste. 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Independence, OH 44131	
(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, We, **Wanda Rogers FKA Wanda F. Walther and Elgin Rogers, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laura A. Bolin and David Talley as tenants in common with right of survivorship,** 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. 39B on the plan of Zone Lot, Division Lots 38 through 42, Chelsea of Priest Lake, Section One-A, of record in Book 5200, Page 696 and amended in Book 6250, Page 87, Register's Office for said County.

Said Lot No. 39B fronts 19.33 feet on the easterly margin of Victoria Station Court and extends back 139.78 feet on the broken northerly line and 220.08 feet on the south line to a dead line in the rear, measuring 116.08 feet thereon.

Being the same property conveyed to Wanda F. Walther, unmarried, by Warranty Deed dated April 26, 2006 from Julie B. Kyzer, unmarried, of record in Book 10029, Page 654, Register's Office for Davidson County, Tennessee. Wanda F. Walther is now known as Wanda Rogers.

Elgin Rogers, Jr. joins in this conveyance to convey any marital/homestead rights in said property.

This instrument being executed on behalf of Wanda Rogers by Elgin Rogers, Jr. by power of attorney of record in Instrument No. 20160726-0076823 said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3607 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.

Witness my/our hands this 22nd day of July, 2016.

Wanda Rogers by Elgin Rogers, Jr., attorney in fact

Wanda Rogers by Elgin Rogers, Jr., attorney in fact

Elgin Rogers, Jr.

Elgin Rogers, Jr.

State of Tennessee
County of ~~Davidson~~ 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 22nd day of July, 2016.

Notary Public
My Commission Expires:

KRYSTIN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-01-2019

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

On this the 22nd day of July, 2016, before me personally appeared Elgin Rogers, Jr., the person who executed the foregoing instrument on behalf of Wanda Rogers and who acknowledged that he executed the same as the free act and deed of the said Wanda Rogers, through Power of Attorney granted him by the said Wanda Rogers.

Notary Public
Commission Expires:
File No.: 11111

KRYSTIN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-01-2019