Davidson County DEEDWARR
Recvd: 08/26/16 08:43 3 pgs
Fees:18.00 Taxes:962.00
20160826-0089275

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Aaron M. Rogge & Carmen T. Rogge
992 Gwynn Drive
Nashville, TN 37216-1719
164476

SEND TAX BILL TO:
New Owner

MAP/PARCEL 061-07-0-163-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Alan M. Smith, a married man,** has this day bargained and sold, and does hereby transfer and convey unto **Aaron M. Rogge and Carmen T. Rogge, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "B" on the Plan of Broadmoor of record in Plat Book 547, Page 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marian J. Smith and Haywood M. Smith by Warranty deed from William R. Wyatt, a single person of record in Book 9586, page 152, Register's Office for Davidson County, Tennessee, dated January 31, 1995 and recorded on February 2, 1995.

Dorothy W. Smith died February 20, 2015, being predeceased by Haywood M. Smith. Her last will and testament recorded at Docket No. 15P761 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, names Dorothy Jean Welck Smith as her Executrix and further, she left this property to her grandson, Alan M. Smith.

Being the same property conveyed to Alan M. Smith by Quitclaim deed from Dorothy W. Smith, Executor of the Estate of Marian J. Smith of record in Instrument No. 20150925-0097915 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 25, 2015.

Mildred A. Smith, spouse of Alan M. Smith, is not required to sign this document since the property being conveyed is not the marital residence.

This is improved property known as: **992 Gwynn Drive, Nashville, Tennessee 37216-1719**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons

whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 547, Page 161 and 162, and restrictions in Book , page , and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of August, 2016.

Alan M. Smith

Alan M. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Alan M. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of August, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$269,900.00~~ $ 260,000.00

Justin S. Greer

AFFIANT

Subscribed and sworn to before me this the 23rd day of August, 2016.

Shelly M Smith

NOTARY PUBLIC

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

My Commission Expires:

File No: 169613

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith