PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160088930 DEEDWARR
Recvd: 10/10/16 09:13 2 pgs
Fees: 13.00 Taxes: 1813.00
20161010-0106694

W & I Ref: (DM) Title No.: 58628
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
R. Austin Rogers Sarah Rogers 1335 Otter Creek Road Nashville, TN 37215	R. Austin Rogers 1223 Otter Creek Rd. Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14510002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$490,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jimmy M. Evans, Jr. and Michelle H. Evans, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Austin Rogers and Sarah Rogers, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Tyne Valley Estates, Section 8 of record in Book 3500, page 148, Register's Office for said County.

Said Lot No. 124 fronts 200 feet on the southerly margin of Otter Creek Road and extends back between parallel lines 327.5 feet to a dead line in the rear.

Being the same property conveyed to Jimmy M. Evans, Jr., and Michelle H. Evans, by Warranty Deed from Charles A. Doherty and wife, Nancy Jane Colcutt Doherty and Valera Lynne Doherty, dated June 30, 2003 and recorded on July 16, 2003 of record in Instrument No. 20030716-0099307, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3500, page 148, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 5 foot right of way dedication along the front line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7765, page 574, said Register's Office.

This is improved property, known as 1335 Otter Creek Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOX 1

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of October, 2016.

Jimmy M. Evans, Jr. **Michelle H. Evans**

State of Tennessee

County of Davidson

On this 7th day of October, 2016, before me the undersigned authority, personally appeared Jimmy M. Evans, Jr. and Michelle H. Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Sworn and subscribed before me this 7th day of October, 2016.

Notary

My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017