Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160090511 DEEDWARR
Recvd: 10/13/16 15:05 2 pgs
Fees:13.00 Taxes:1764.53
20161013-0108521

39-B
File #16-1350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David F. Sawrie and Anita P. Sawrie, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Preston Rogers and Molly 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 located in Davidson County, Tennessee, being Lot No. 38 on the Plan of Natchez Pointe of record in Instrument No. 200804020033047, 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 David F. Sawrie and Anita P. Sawrie, husband and wife, by deed from Dalamar Homes, LLC, dated January 29, 2015, of record in Instrument No. 20150204-0010626, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7020 Natchez Pointe Boulevard, Nashville, TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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. 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 THE EXECUTION HEREOF this 28th day of September, 2016.

David F. Sawrie

Anita P. Sawrie

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

State of Tennessee)
County of Davidson)

On this 28th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David F. Sawrie and Anita P. Sawrie, the bargainor(s), 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.

Notary Public

My Commission Expires 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 476,900.00.**

Affiant

Sworn and subscribed before me on this the 28th day of September, 2016.

Notary Public

My Commission Expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

NEW OWNER:
Preston Rogers
7020 Natchez Pointe Boulevard
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
First Community Mtg
275 Robert Rose Dr.
Murfreesboro, TN 37129

TAX MAP-PARCEL #:
155-10-0B-038.00