This Instrument Prepared By:
ADRIENNE TRAMMELL-LOVE, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL: 13615003900
Account Number:

Davidson County DEEDWARR
Recvd: 12/13/16 16:05 3 pgs
Fees:18.00 Taxes:690.05
20161213-0130861

NAME & ADDRESS OF NEW OWNER:
Russell Rogers and Kendall Rogers
2905 Nautilus Drive
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MARVENE S. CAREY, WIDOW,** "Grantor" have this day bargained and sold and do hereby transfer and convey unto **RUSSELL KENNETH ROGERS and KENDALL M. ROGERS, HUSBAND AND WIFE**"Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described to-wit: Being Lot no. 14 on the Plan of Harbour Town Village, Section Two, of record in Book 4675, page 146, Register's Office for Said County.

Said Lot No. 14 fronts 90.0 feet on the southerly margin of Nautilus Drive and extends back 178.94 feet on the easterly line and 180.55 feet on the westerly line to a dead line in the rear, measuring 90.02 feet thereon.

Being the same property conveyed to Johnny L. Carey and wife, Marvene S. Carey from Steven A. Neuwirth, joined by his wife, Mary T. Neuwirth, by Warranty Deed dated 11/05/1984, of record in Book 6421, Page 278, Register's Office for Davidson County, Tennessee.
The said Johnny L. Carey died on October 2, 1996 and title to the property pass to Marvene S. Carey by operation of law.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 467, page 146, Register's Office for Davidson County, Tennessee.; Easement for gas transmission line granted to Columbia Gulf Transmission Company in Book 4675, Page 146, Register's Office for Davidson County, Tennessee.; Easement of record in Book 2292, page 54, Register's Office for Davidson County, Tennessee.; Restrictive Covenants of record in Record Book 4931, page 667, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2905 Nautilus Drive, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been *paid by the Grantor(s) and prorated between the parties.

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The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of December, 2016.

Marvene S. Carey

Marvene S. Carey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Marvene S. Carey, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9th day of December, 2016.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 05-30-2018 WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of December, 2016

NOTARY PUBLIC

My Commission Expires: 9/4/19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

