11690

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Timothy Blake Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

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
Timothy Blake Rogers Louis Michael Lerman	New Owner	14707011900
(NAME)	(NAME)	
1015 CADILLAC DR, STE. 190		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(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, I, **Daniel Karshenas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy Blake Rogers (50% interest) and Louis Michael Lerman (50% interest),** 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:

Landin the 5th, formerly the 7th, Civil District of said County, being the westerly one-half of Lot No. 4 in the Subdivision of a 4.52 acres owned by Chester Maxwell described according to a survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, as follows:

Beginning on the northerly margin of an 18 foot road at the southeast corner of the property conveyed to Claud Blake and wife by deed from Chester Maxwell and wife, of record in Book 1973, Page 244, said Register's Office; thence with Blake's easterly line northwardly 115.3 feet; thence eastwardly 50 feet; thence southwardly 115.3 feet to the northerly margin of said 18 foot road; thence with said road westwardly 50 feet to the beginning.

Being the same property conveyed to Daniel Karshenas, by deed of record in Instrument No. 20151117-0116411 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 349 Flora Maxwell Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160115207 DEEDWARR
Recvd: 12/30/16 14:37 2 pgs
Fees:13.00 Taxes:769.60
20161230-0137573

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 29th day of December, 2016.

Daniel Karshenas

State of Tennessee
County of Williamson

Personally appeared before me Daniel Karshenas, 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 29th day of December, 2016.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 11690