BILL GARRETT, Davidson County
Trans:T20170020775 DEEDWARR
Recvd: 03/10/17 10:33 3 pgs
Fees:18.00 Taxes:24.05
20170310-0023790

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,500.00.

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
E-mail: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 2nd day of
MARCH 2017.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER DEAN BROWN 6264 FREUDEMAN ROAD WHITES CREEK, TN 37189	ROGER DEAN BROWN 6264 FREUDEMAN ROAD WHITES CREEK, TN 37189	MAP: 39 Parcels: 5 Field Book 14D 51200

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of March, 2017, by and between Martin E. Rogers and Wife, Nancy Faye Rogers, hereinafter called Grantor, and Roger Dean Brown, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Martin E. Rogers and Wife, Nancy Faye Rogers, Grantor, do hereby bargain, sell, transfer and convey unto Roger Dean Brown, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property on Freudeman Road, Whites Creek, Tennessee 37189

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Martin E Rogers

MARTIN E. ROGERS, SELLER

Nancy Faye Rogers

NANCY FAYE ROGERS, SELLER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Martin E. Rogers and Nancy Faye Rogers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 2nd day of MARCH, 2017.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, being a part of the property conveyed to Ernest M Freudeman, a plan of which is of record in Plan Book No. 1, page 83, Chancery Court of Nashville, Tennessee, described as follows:

BEGINNING at a point 100 feet west of the northeast corner of said property, and being on the south boundary of a road known as Freudeman Road; thence along said road 100 feet to the northeast corner of said tract of land; thence south along the east boundary line of said land to the center of a branch; thence westerly along the center line of said branch 100 feet to a point; thence northerly and parallel to the eastern boundary line of said property to the point of beginning.

BEING the same property conveyed to Martin E. Rogers and wife, Nancy Faye Rogers, by deed from Senior Citizens, Inc., Administrator of the Estate of Max Freudeman a/k/a Emil Freudeman, of record in Book 10187, Page 216, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2017 and subsequent years, A LIEN, not yet due and payable (Any and all other matters appearing of record).