BILL GARRETT, Davidson County
Trans:T20170029569 DEEDWARR
Recvd: 04/07/17 12:45 2 pgs
Fees:13.00 Taxes:407.00
20170407-0034327

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Ginger Dickey
Affiant

Subscribed and sworn to before me, this 31st day of March, 2017.

Kayla R. Anderson
Notary Public

My commission expires: 11-2-18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roxanne R Mcoy Passmore	Amerifirst Financial	**05010024100**
3432 Fawnwood Place	1550 E. McKellips Rd. Ste. 117	
Nashville, TN 37207	Mesa, AZ 85203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Undra Rodgers, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roxanne R Mcoy Passmore, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 140, on the Plan of Chesapeake Homes, Section 5 Subdivision, as of record in Book 6900, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Undra Montgomery, an unmarried person, from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, by Special Warranty Deed dated January 15, 1998, of record in Book 10763, page 660, Register's Office for Davidson County, Tennessee. Undra Montgomery has since married and is now known as Undra Rodgers. Odell Rodgers joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3432 Fawnwood Place, Nashville, TN 37207.

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 in 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 hand(s) this 31st day of March, 2017.

Undra Rodgers

Undra Rodgers

Odell Rodgers

Odell Rodgers

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (DP)

Personally appeared before me, a Notary Public of said County and State, Undra Rodgers and Odell Rodgers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2017.

Debra Paulsson

Notary Public

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER