

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17040010

STATE OF TN }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27 DAY OF April, 20 17.

NOTARY PUBLIC

My Commission expires: 4/21/2020

Address of New Owner	Send Tax Bills To:	Tax Information:
Brittany Sever 606 South 17th Street Nashville, TN 37206	Same	094-02-0-025.00

BILL GARRETT, Davidson County
Trans:T20170036390 DEEDWARR
Recvd: 05/01/17 11:08 2 pgs
Fees:13.00 Taxes:1024.90
20170501-0042406

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paul D.Fink and Jerry D.Rogers, as Joint Tenants with Right of Survivorship,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brittany Sever,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 90 feet of Lots Nos. 262 and 263 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 262 and 263 fronts 90 feet on the westerly side of South 17th Street and runs back between parallel lines with the southerly margin of an alley, 100 feet to Lot No. 264.

Being the same property conveyed to Paul D. Fink and Jerry D. Rogers, as joint tenants with right of survivorship, by Quitclaim Deed from Paul Fink dated 07/21/10 and recorded on 07/28/10 in Instrument No. 20100728-0059232, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Paul Fink, an unmarried man, by Warranty Deed from Margaret C. Meadows, a widow, dated 02/24/98 and recorded on 03/02/98 in Book 10816, Page 653, Register's Office for Davidson County, Tennessee.

This is property generally located:
606 South 17th Street, Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 57, Page 130, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Paul D. Fink and Jerry D. Rogers** has/have caused this instrument to be executed, this the 27 day of April, 20 17.

Paul D. Fink

Jerry D. Rogers

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Paul D. Fink and Jerry D. Rogers,** 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.

This the 27 day of April, 2017.

My commission Expires: 8.25.18

NOTARY PUBLIC

