BILL GARRETT, Davidson County
Trans: T20170042100 DEEDWARR
Recvd: 05/17/17 15:14 2 pgs
Fees: 13.00 Taxes: 758.50
20170517-0049067

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2017.

Notary Public
My commission expires:

06-1703-76662

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeremy Motz	SIERRA PACIFIC MORTGAGE CO.	136-10-0-026.00
3526 Wood Bridge Dr.	1021 UNIVERSITY BLVD. STE. 200	
Nashville TN 37217	ELLICOTT CITY, MD 21043	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rodney S. Rodgers, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeremy P. Motz, unmarried**, hereinafter called the Grantees, their successors 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. 416, on the Plan of Section Seven-A, Priest Lake Park, of record in Book 5200, Pages 107, 108, and 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney S. Rodgers by deed from Ronald G. Barnes and wife, Janet K. Barnes, dated February 21, 2006, recorded February 23, 2006, of record in Instrument No. 20060223-0021449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Terri Rodgers, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 3526 Wood Bridge Dr., Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of May, 2017.

Rodney S. Rodgers

Terri Rodgers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rodney S. Rodgers and Terri Rodgers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of May, 2017.

Notary Public
State of Tennessee at Large



My Commission expires: