#1449

Rtn to:

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042198 DEEDWARR
Recvd: 05/18/17 08:30 2 pgs
Fees:13.00 Taxes:1093.35
20170518-0049177

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$295,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May 2017.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
11-21-2018 (AFFIX SEAL)

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 082
Timothy L. Dugger 1006 Stainback Avenue Nashville, Tennessee 37207	Mortgage Investors Group 8328 East Walker Springs Ste 200 Knoxville, TN 37923	GROUP 03 0 PARCEL 348.00

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 acknowledged, we,

Justin Rogers, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Timothy L. Dugger, an unmarried man

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. 80 in Sharpe and Horn's First Addition to Northeast Nashville, of record in Book 57, page 152, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

SAID Lot 80 fronts 50 feet on the West side of Stainback Avenue and runs back between parallel lines 155 feet to an Alley.

Being part of the same property conveyed to Justin Rogers by quitclaim deed dated July 1st, 2016 from George Brandt & Eric Sox, joint tenants with rights of survivorship of record in Instrument No. 20160801-0079165, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all matters appearing of record on the Plan of record in Book 57, page 152, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1006 Stainback Avenue, Nashville, Tennessee 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 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 hand and official seal at office this 15th day of May, 2017.

Justin Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Rogers, a married man, with whom I am personally acquainted, (or who 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 15th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

SOUTHERN LAND TITLE & ESCROW, INC.
9927 Sam Donald Ct, Ste B
Mailing Address: P O Box 217
Nolensville, TN 37135
Phone: 615-776-7461

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027