BILL GARRETT, Davidson County
Trans:T20170042769 DEEDWARR
Recvd: 05/19/17 10:36 2 pgs
Fees:13.00 Taxes:1106.30
20170519-0049893

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2017.

Notary Public
My commission expires: 12/10/18

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Robert Dickinson | Farmington Mortgage | 172-04-0A-114.00 |
| 1309 Brentwood Highlands Drive | 2002 Richard Jones Rd Ste 300A | |
| Nashville, TN 37211 | Nashville, TN 37215 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry Rogers and wife, Kristen G. Rogers,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hannah Dickinson and Robert A. Dickinson, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 40 on the Plan of Phase Three Highlands of Brentwood (formerly Brentwood Highlands) of record as Instrument No. 20010920-0101749 as revised in Instrument No. 20060222-0020873, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terry Rogers and wife, Kristen G. Rogers, by Warranty Deed from Corinthian Custom Homes, Inc. dated March 17, 2003 of record as Instrument No. 20030321-0037967, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1309 Brentwood Highlands Drive, Nashville, TN 37211.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 9700, Page 773 as revised in Book 9700, Page 857 and the Plan of record in Instrument No. 20010920-0101749 as revised in Instrument No. 20060222-0020873; (2) Sanitary sewer and/or storm drainage easement and any temporary construction easements as contained in an instrument of record in Book 7461, Page 805, Note: Said easement states that it voids, vacates and supercedes the easement of record in Book 7379, Page 28, Register's Office for Davidson County, Tennessee; (3) Easement and restrictions contained in Special Warranty Deed and Reservation and Grant of Easement reserved in the deed from Almo Properties, LLC, a California limited liability company, of record in Book 11189, Page 612; (4) Homeowners Association Charter of record in Book 11595, Page 872; (5) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Highlands of Brentwood of record in Book 11189, Page 612, Book 11356, Page 815, Book 11629, Page 906, Instrument No. 20020722-0087704, Instrument No. 20021121-0144877, and Instrument No. 20150414-0032628, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or

national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (6) Easement for ingress and egress of record in Book 11189, Page 612; (7) Easement for Bell South of record in Book 11608, Page 467; Quitclaim Deeds for open space of record in Book 11629, Page 909, Instrument No. 20000407-0035205 and Instrument No. 20040827-0103643; All of record in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 18th day of May 2017.

Terry Rogers

Kristen G. Rogers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry Rogers and Kristen G. Rogers,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of May 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017045213

Return To:

**Regal Title, LLC**
**125 N. Church St.**
**Murfreesboro, TN 37130**