WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043173 DEEDWARR
Recvd: 05/22/17 10:14 2 pgs
Fees:13.00 Taxes:1443.00
20170522-0050380

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

Molly Edmondson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8973 ROGERS JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Joseph Kenneth Rogers and Kristen Jean Odonohoe	Wells Fargo Home Mortgage	104090L30500CO
3733 WEST END AVE #305	PO Box 660278	
Nashville, TN 37205	Dallas, TX 75266	

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

RANDALL N YEARWOOD, TRUSTEE OF THE RANDALL N. AND JOAN M. YEARWOOD REVOCABLE LIVING TRUST, DATED OCTOBER 21ST, 2008

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

JOSEPH KENNETH ROGERS , UNMARRIED AND KRISTEN JEAN ODONOHOE, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3733 WEST END AVE #305, Nashville, TN 37205

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 19th day of May, 2017.

The Randall N. and Joan M. Yearwood Revocable Living Trust, dated October 21, 2008

BY: _____
Randall N Yearwood, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Randall N. Yearwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Trustee of THE RANDALL N. AND JOAN M. YEARWOOD REVOCABLE LIVING TRUST, DATED OCTOBER 21ST, 2008 , the within named barganor, a TRUST, and that Randall N. Yearwood, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said TRUST for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of May, 2017.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Being Unit No. F-305, The Westende Condominiums of record in the Master Deed and By-Laws in Book 7288, Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Executors Condominium Deed from Wilma R. Lancina to Randall N. Yearwood and wife, Joan M. Yearwood, as tenants by the entirety as recorded on the 24th day of April, 2001 in Instrument No. 20010424-0040234; Quitclaim Deed from Randall Nile Yearwood to Joan Marks Yearwood as recorded on the 27th day of July, 2007 in Instrument No. 20070727-0089074 and Quit Claim Deed from Joan M. (Marks) Yearwood to The Randall N. and Joan M. Yearwood Revocable Living Trust, dated October 21st, 2008, Randall N. or Joan M. Yearwood as recorded on the 8th day of December, 2008 in Instrument No. 20081208-0118519, in the Register's Office of Davidson County, Tennessee.

*Pursuant to the Ceritifcation of Trust the Trustees are Randall N. or Joan M. Yearwood. Joan M. Yearwood having since died on December 29, 2016. Per the Certification of Trust Randall N. Yearwood is the Sucessor Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE WESTENDE CONDOMINIUMS of record in Book 7288, Page 65 , as amended by instrument(s) of record in Book 8713, Page 111; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

d. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

e. Property taxes for the current year.