BILL GARRETT, Davidson County
Trans:T20170046414 DEEDWARR
Recvd: 06/01/17 10:59 2 pgs
Fees:13.00 Taxes:906.46
20170601-0054417

WARRANTY DEED

TABITHA J. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$241,988.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/18/24 (AFFIX SEAL)

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 058
Billy D. Wilcox, III 3913 Kings Lane Nashville, Tennessee 37218	Billy D. Wilcox III 3913 Kings Ln Nashville, TN 37218	GROUP 15 0 PARCEL 059.00

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

Billy D. Wilcox, III and Mellissa A. Wilcox, husband and wife

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, DESCRIBED AS FOLLOWS TO-WIT: BEING LOT 6 ON THE PLAN OF CREEKWOOD NORTH SUBDIVISION, BOOK 4675, PAGE 16, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT NO. 6 FRONTS 80.0 FEET ON THE SOUTH MARGIN OF KINGS LANE, AND EXTENDS BACK 135.22 FEET ON THE WEST LINE AND 135.22 FEET ON THE EAST LINE, TO A LINE ON THE REAR WHICH MEASURES 80.0 FEET

Being the same property conveyed to Justin Rogers by deed from Eric Sox and Geroge Brandt, on half undivided interest each, of record in Instrument No 20161121-0122394, Register's Office for said County, dated November 7, 2016, and Recorded on November 21, 2016

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 restrictions, conditions, and easements of record.

This is improved property known as **3913 Kings Lane, Nashville, Tennessee 37218.**

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 23rd 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 23rd day of May, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Regal Title, LLC
125 N. Church St
Murfreesboro, TN 37130

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