WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

R-CBB-17-221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $664,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Isaac David Rogers, III and Kimberly Girardin Rogers	New Owner	
(NAME)	(NAME)	**129-3-16.00**
6329 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. REID, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISAAC DAVID ROGERS, III AND KIMBERLY GIRARDIN ROGERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of West Meade Farms, Inc, Section I, of record in Plat Book 1424, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 301.1 feet on the westerly side of Brook Hollow Road and runs back 382.4 feet on the northerly line and 497.4 feet on the southerly line to a dead line measuring 243.7 feet thereon.

Being the same property conveyed to William E. Reid by Quitclaim Deed from Sara B. Reid, recorded September 16, 2016 in Instrument No. 20160916-0097735 and further being the same property conveyed to William E. Reid and wife, Eddye Jo Reid, recorded June 2, 1976 in Book 5031, Page 126, Register's Office for Davidson County, Tennessee. The said Eddye Jo Reid having since died.

This conveyance is subject to:
- Matters shown on the Plan of record in Plat Book 1424, Page 47, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 1427, Page 19, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **221 Brook Hollow Road, Nashville, Tennessee 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 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 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.

BILL GARRETT, Davidson County
Trans:T20170046808 DEEDWARR
Recvd: 06/02/17 10:00 2 pgs
Fees:13.00 Taxes:2456.80
20170602-0054932

Witness my/our hand(s) this the 31st DAY OF MAY, 2017.

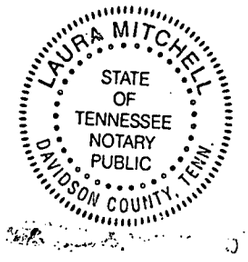
William E. Reid
William E. Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. REID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212