Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170058547 DEEDWARR
Recvd: 07/10/17 10:45 2 pgs
Fees:13.00 Taxes:1017.50
20170710-0068974

P-BR-17-923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Elizabeth H. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SALLY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

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)
Natalie Rogers and Joshua Rogers	New Owner	
(NAME)	(NAME)	**061-03-0-138.00**
923 Malquin Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **ASHLEY HENDRICKSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE ROGERS AND JOSHUA ROGERS, WIFE AND HUSBAND,** 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. 3, Block K on the Plan of Broadmoor, Section 2 of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Hendrickson by Warranty deed from Douglas W. Eshelman, and wife April L. Eshelman of record in Instrument No. 20060628-0077322 Register's Office for Davidson County, Tennessee, dated June 23, 2006 and recorded on June 28, 2006.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 547, Page 174;
- Restrictions of record in Book 722, Page 509, and Book 860, Page 989;
- Restrictions of record in Instrument No. 20060628-0077322, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **923 Malquin Dr., Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 7th DAY OF JULY, 2017.

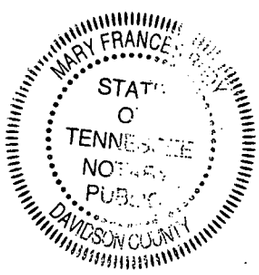
Ashley Hendrickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY HENDRICKSON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2017.

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



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212