WARRANTY DEED

File #2017-193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00.

Affiant Courtney Rogers

Subscribed and sworn to before me on _____, 2017.

NOTARY PUBLIC
My Commission Expires: 3

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nathan Rogers and Courtney Rogers 4001 Utah Avenue Nashville, TN 37209	new owners	104-01-0E-001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LOIS EMILY NOEL**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **NATHAN ROGERS AND COURTNEY ROGERS**, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of The 4001 Utah Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27- 101, et seq., as amended, Tennessee Code Annotated, as established by Declaration and Master Deed Establishing a Planned Unit Development for The 4001 Utah Avenue Townhomes, of record as Instrument No. 20070529-0063605, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage of interest ownership in the Common Elements appurtenant to said Unit, as set forth in said Declaration and Master Deed. Reference is hereby made to the Plan of The 4001 Utah Avenue Townhomes, shown as Exhibit "B" to the Declaration and Master Deed of record as Instrument No. 20070529-0063605, Register's Office for Davidson for a more complete identification and description of said unit.

Being the same property conveyed to LOIS EMILY NOEL, AN UNMARRIED WOMAN, by deed from ELIZABETH G. HARLIN, NOW KNOWN AS ELIZABETH GRAHAM HARLIN SUSCHA, A MARRIED WOMAN, of record as Instrument No. 20140613-0051835, dated June 10, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4001 Utah Avenue, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20170066241 DEEDWARR
Recvd: 08/02/17 09:31 2 pgs
Fees:13.00 Taxes:1498.50
20170802-0078408

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-17-4001

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 GRANTOR does covenant with the said GRANTEES that it is 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; and GRANTOR does further covenant and bind themselves, its 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 on July 31, 2017.

Grantor:

Lois Emily Noel

Lois Emily Noel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LOIS EMILY NOEL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY