BILL GARRETT, Davidson County
Trans:T20170070709 DEEDWARR
Recvd: 08/15/17 12:55 2 pgs
Fees:13.00 Taxes:710.40

20170815-0083646

WARRANTY DEED

MATTHEW HOMONNAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 20, 2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6/2·/2·
(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 050
Jesse McCall Rollins	New owner	GROUP 03 0
1405 Tempany Court		PARCEL 74.00
Nashville, Tennessee 37207	_____, ___ _____	

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

Samuel A. Wilkey ~~and unmarried man~~

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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NUMBER 100, ON THE PLAN OF BELLSHIRE TERRACE, SECTION 2, AS OF RECORD IN BOOK 6250, PAGE 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Justin Rogers by deed from J. Phillip Jones, of record in Instrument No 20170327-0029677, Register's Office for said County, dated March 2, 2017, and Recorded on March 27, 2017

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 **1405 Tempany Court, Nashville, Tennessee 37207.**

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 4th day of August, 2017.

Justin Rogers

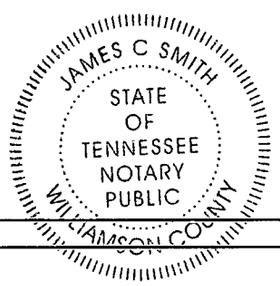
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Rogers, 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 4th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



PLEASE RETURN TO:

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

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