THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170072945 DEEDWARR
Recvd: 08/23/17 08:33 2 pgs
Fees:13.00 Taxes:1265.40

20170823-0086343

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **342,000.00.**

KGR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2017.

Janderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Rogers	New Owner	MAP 103-03-0
213 53rd Avenue		PARCEL 05100
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Janice **Lynn Sensing, Executrix of the Estate of Ann S. Burrum A/KA Melba Ann Burrum**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Roger and Rachel P. Rogers, 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, being Lot No. 5 on the map showing a Resubdivision of Lots 1-4 Inclusive on the Map of the Subdivision of Lots Nos. 21 and 22 of the Realty Savings bank and Trust Company Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 1130, page 51, Register's Office for said County.

Being the same property conveyed to John E. Burrum and wife, Ann S. Burrum by Quitclaim deed from John E. Burrum and wife, Ann S. Burrum, of record in Book 5111, Page 405, Register's Office for Davidson County, Tennessee, dated January 22, 1977 and recorded on February 2, 1977. The said John E. Burrum has since died. The said Ann S. Burrum A/K/A Melba Ann Burrum also has since died (1/10/2017), her Estate having been probated in Docket No. 17P167, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee; pursuant to her Last Will and Testament filed with the case, her Executrix, Janice Lynn Sensing, is vested with full power and authority to sell, transfer and convey and real property owned by her at the time of her death.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED PROPERTY known as **213 53rd Avenue, Nashville, TN 37209.**

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 this the 18th day of August, 2017.

Estate of Ann S. Burrum A/KA Melba Ann Burrum

BY Janice Lynn Sensing, Executrix
Janice Lynn Sensing, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Janice Lynn Sensing, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the **Estate of Ann S. Burrum** A/KA Melba Ann Burrum and is authorized by the Estate to execute this instrument on behalf of the Estate, as such Executrix, having been so authorized..

Witness my hand and seal this the 18th day of August, 2017.

My Commission expires 4-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN