Davidson County DEEDWARR
Recvd: 08/30/17 16:14 3 pgs
Fees:18.00 Taxes:962.00
20170830-0089401

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$260,000.00**
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th day of August, 2017
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-19
| (AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew L. Rogers and Vicki M. Rogers 101 Lakeside Court Hermitage, TN 37076	Franklin American Mortgage 6100 Tower Cir Ste 600 Franklin, TN 37067	086-10-0-A-001.00 CO

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,

Dudley Kenneth Blankenship, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Matthew L. Rogers, a single person, and Vicki M. Rogers a married woman, as tenants in common with right of survivorship

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:

BEING Lot Number 1, on the plan of Hermitage Highlands, of record in Instrument Number 20030422-0052784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn Juanita Hargrove, married, by Warranty Deed from George Dunn, d/b/a George Dunn Contractors recorded in Instrument Number 20040122-0008534 of record in Register's Office of Davidson County, Tennessee. Evelyn Juanita Hargrove died testate June 27th, 2011. Property then passed to Dudley Kenneth Blankenship as devisee under the Last Will and Testament of Evelyn Juanita Hargrove, Case Number 11P1329 of Davidson County Clerk's Office, and of record in Instrument Number 20130318-0026789 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20030422-0052784, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20030416-0050698, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Instrument Number 20030708-0093272., Register's Ofice for Davidson County, Tennessee.
5) Property is subject to Stormwater Detention Agreement of record in Instrument Number 20030220-022711, Register's Office for Davidson Count, Tennessee.
6) Property is subject to Conveyance for Common Area/Open Space & Landscape Buffers of record in Instrument Number 20030708-0093271, Register's Office for Davidson County, Tennessee.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **101 Lakeside Court, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 30th day of August, 2017.

Dudley Kenneth Blankenship

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dudley Kenneth Blankenship, 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 30th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

