Bill Garrett Davidson County
Batch# 920 DEEDWARR
09/14/2017 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,322.75
20170914-0094124

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $357,500.00.

Sarah Teresa Rogers
Affiant

Subscribed and sworn to before me, this 12th day of September, 2017.

Mitchell A Watts
Notary Public

My commission expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sarah Teresa Rogers and Christopher Trombley	NEW OWNER	133-02-0-143.00
222 Antioch Pike		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lauren Davie-Newman and Bryce Paul Newman, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sarah Teresa Rogers and Christopher Trombley, both unmarried, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3 and the Westerly 25 feet of Lot No. 4 on the Plan of Airdrie Subdivision "A", as of record in Book 547, Page 10, said Register's Office, to which plan reference is hereby made for a more complete legal description. Said Description is incorporated herein by reference the same as if copied fully herein verbatim.

BIENG the same property conveyed to Lauren Davie-Newman and Bryce Paul Newman, wife and husband by Warranty Deed from Flor Bermudez and Juan C. Bermudez, wife and husband, and Denis G. Bermudez, as joint tenants with rights of survivorship, of record in Instrument No. 20150819-0083612, Register's Office for Davidson County, Tennessee.

This is improved property known as **222 Antioch Pike, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plan of Airdrie Subdivision "A", as of record in Book 547, Page 10, of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the _____ day of September, 2017.

Lauren Davie-Newman

Bryce Paul Newman

STATE OF California
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lauren Davie-Newman and Bryce Paul Newman, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of September, 2017.

Notary Public
My Commission Expires: 11/21/2019

SolomonParks File No. 30170268

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On 9/11/2017 before me, Teresa M. Rivera, Notary Public
(insert name and title of the officer)

personally appeared Lauren Davie Newman + Bryce Paul Newman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

TERESA M. RIVERA
Comm. #2131560
Notary Public-California
Riverside County
My Commission Expires
November 21, 2019

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal