WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marc Prosser	Marc Prosser	
(NAME) PO Box 24	(NAME) PO Box 24	09511009500
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mickey W. Rogers, a married man and Wife, Darlene Rogers**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marc Prosser, a married man**, hereinafter called the GRANTEE(S), 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 37 on the Plan of Cloverdale, of record in Book 2133, Page 9, 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 Mickey W. Rogers, married by Warranty Deed from Missy Barnes, Spouse of Larry Barnes, dated April 15, 2010 and recorded April 20, 2010 of record in Instrument No. 20100420-0029670, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2133, Page 9, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 407 Wanda Drive, Nashville, TN 37214
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 ar representatives, to warrant and forever defend the title to the said land to the

Bill Garrett Davidson County
Batch# 12866 **DEEDWARR**
10/12/2017 01:24:36 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20171012-0104735

File No.: 01288-40302
SMG TN Warranty Deed

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 our hands this 11th day of October, 2017.

Mickey W. Rogers

Darlene Rogers

State of Tennessee
County of Wilson

Personally appeared before me Mickey W. Rogers and Darlene Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of October, 2017.

Notary Public

My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122