WARRANTY DEED

Bill Garrett Davidson County
Batch# 24131 DEEDWARR
11/08/2017 01:55:13 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20171108-0115134

TRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of November, 20

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Valeri Stoev	Regions Bank dba Regions Mtg.	Parcel ID:
154 Ivy Hill Ln.	2050 Parkway Office Circle	033050B11600
Goodlettsville, TN 37072-4171	Birmingham, AL 35244	

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

Johnathan Rogers and Valarie M. Rogers, f/k/a Valarie M. Acoff, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Valeri Stoev and Aleksandra Stoeva, 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. 27, on the Plan of Dry Creek Farms, Phase 3, of record in Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnathan Rogers and Valarie M. Acoff, husband and wife, by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument 20071002-0117499, said Register's Office, dated September 26, 2017. The said Valarie M. Acoff is now known as Valarie M. Rogers.

This conveyance is subject to Restrictive Covenants of record in Instrument 20031001-0145053 amended in INstrument 20040921-0113624; 20060130-0011538; 20070424-0048575; and 20080611-0060336, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20070221-0021236 corrected in Instrument 20070411-0043542, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 154 Ivy Hill Ln., Goodlettsville, TN 37072-4171

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 our hands this 7th day of November, 2017.

Johnathan Rogers

Valarie M. Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnathan Rogers and Valarie M. Rogers, 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.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 2017.

My Commission Expires: 5/5/20

Notary Public

