THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171013750

Bill Garrett Davidson County
Batch# 25197 **DEEDWARR**
11/13/2017 03:21:00 PM 2 pgs
Fees: $13.00 Taxes: $1,768.60

20171113-0116537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $478,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren N. Rogers 1417 CLIFTON LN Nashville TN 37215-1615	New Owner	Tax Parcel ID No. 117-12-0-046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia L. Paczosa, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren N. Rogers, single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hawthorne Subdivision, of record in Plat Book 1424, Page 22, 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 by Quitclaim Deed from Gary L. Paczosa to Virginia L. Paczosa, as recorded on the 27th day of April, 2005 in Instrument No. 20050427-0046776 and Executors' Deed from James C. Hofstetter and Risley Lawrence, Co-Executors of the Estate of Helen M. Allen to Gary L. Paczosa and wife, Virginia L. Paczosa, as recorded on the 12th day of September, 2000 in Instrument No. 20000912-0090198, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAWTHORNE SUBDIVISION, as recorded in Plat Book 1424, Page(s) 22.

This is improved property located at 1417 CLIFTON LN Nashville, TN 37215-1615.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2017.

Virginia L. Paczosa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia L. Paczosa, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2017.

Notary Public

My Commission Expires:

