WARRANTY DEED

Bill Garrett Davidson County
Batch# 41242 DEEDWARR
12/27/2017 10:59:15 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171227-0131088

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22nd DAY OF DECEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9248 ROGERS JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jon Scott Rogers and Rheta Rogers	new owner	
111 BEACON LIGHT COVE HENDERSONVILLE, TN 37075		095050B06700CO

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 ACKNOWLEDGE, WE,

M. T. POST, AND S. S. POST, JOINT TENANTS*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JON ROGERS, AND RHETA ROGERS, 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:

Being Unit No. 41 on the Master Deed of Easthaven Townhomes of record as Exhibit A-2 in Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development of record in Instrument 20010806-0083543*, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed by Warranty Deed from Dana Bickett n/k/a Dana Hicklin and David Hicklin, husband and wife to M.T. Post and S.S. Post, joint tenants, as recorded on the 14th day of December, 2016 in Instrument No. 20161214-0131067 and Warranty Deed from Andre Holland and wife, Stacey-Ann Holland to Dana Bickett, unmarried, as recorded on the 1st day of October, 2009 in Instrument No. 20091001-0091372, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, as amended at Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter recorded at Instrument No. 20010806-0083542, as amended at Instrument No. 20020709-0082356.

e. Easement recorded at Instrument No. 20031007-0147962.

f. Deed of Conveyance to Easthaven Townhomes Owner's Association, Inc. by Quit Claim Deed recorded at Instrument No. 20020709-0082358, as corrected at Instrument No. 20020710-0083021.

* as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570

g. Agreement for Dedication of Easement as set forth in instrument recorded at Instrument No. 20040319-0031672.

h. Stormwater Detention Agreement as set forth in instrument recorded at Instrument No. 20010628-0068559.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.

This is improved property known as 2120 LEBANON PIKE UNIT 41, Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 21st day of December, 2017.

M. T. Post

S. S. Post

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, M. T. POST AND S. S. POST, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of December, 2017.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020