PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Bill Garrett Davidson County
Batch# 50850 DEEDWARR
01/24/2018 10:57:02 AM 2 pgs
Fees: $13.00 Taxes: $714.10
20180124-0007317

MARTHA A. VALLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TROUSDALE
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $193,000.00

Sarah M. Dailey
Affiant

Subscribed and sworn to before me, this 22 day of January, 2018.

Martha A. Valls
Notary Public

My commission expires: 10-25-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathon M. Garcia	**Highlands Residential Mortgage**	**05202011500**
635 Cheryl Avenue	**12001 N. Central Expressway, Ste 750**	
Madison, TN 37115	**Dallas, TX 75243**	

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,

David M. Rogers and wife, Shreka D. Rogers

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

Jonathon M. Garcia, a single man

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 the westerly 20 feet of Lot No. 44 and the easterly 40 feet of Lot No. 45, Block "C" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said parts of said lots adjoin and front together 60 feet on the northerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to David M. Rogers and wife, Shreka D. Rogers, by Warranty Deed from Steve E. Collins, married, dated March 13, 2015, of record in Instrument No. 20150316-0022228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 1130, page 85, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (_____) property known as 635 Cheryl Avenue, Madison, TN 37115.

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 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.

David M. Rogers Date: 1/22/18

Shreka D. Rogers Date: 1/22/18

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David M. Rogers and Shreka D. Rogers, the within named Grantor(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.

Witness my hand, at office, this 22nd day of January, 2018.

Stacey Denson Palmer
NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires:_____