Bill Garrett Davidson County
Batch# 68789 DEEDWARR
03/13/2018 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $838.05
20180313-0023806

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2018-0310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Lopez, unmarried	Jorge Lopez	183-05-0A-110.00-CO
(NAME)	(NAME)	
4137 October Woods Drive	109 Sunshine Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cathy L. Rogers, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAJ Investments, LLC, a Tennessee limited liability company,** 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. 372 on the Plan of October Woods, Revision One, Phase Two, Section Four of record in Plat Book 9700, Page (s) 437 and 438, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cathy L. Rogers by Warranty Deed from Yazdian Construction, Inc. of record in Instrument No. 20000329-0031514 Register's Office for Davidson County, Tennessee, dated March 28, 2000 and recorded on March 29, 2000. (Value of consideration shown in aforementioned deed $137,900.00.)

Being the same property conveyed to Cathy L. Cross and Gregory D. Cross, wife and husband by Quitclaim Deed from Cathy L. Rogers (n/k/a Cathy L. Cross) of record in Instrument No. 20121018-0095590 Register's Office for Davidson County, Tennessee, dated October 09, 2012 and recorded on October 18, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Cathy L. Rogers (formerly Cross) by Quitclaim Deed from Gregory David Cross of record in Instrument No. 20150408-0030763 Register's Office for Davidson County, Tennessee, dated April 01, 2015 and recorded on April 08, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4137 October Woods Drive Antioch, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 909 amended in Book 9700, Pages 437 and 438, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9840, Page 276 amended in Book 10181, page 986; Book 10548, pages 501 and

503; Book 11477, page 748 and Book 11700, page 73, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Restrictions of record in Book 5047, Page (s) 656 and 661, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of October Woods Homeowner's Association of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee. Charter of October Woods Homeowner's Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 9771, Page 560 and Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee. Final Decree an Drainage Easement of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee. Easement for Community Telephone Cabinet of record in Book 10766, Page 666, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed for common areas to October Woods Homeowner's Association of record in Instrument Number 20000425-0041127, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4137 October Woods Drive, Antioch, TN 37013
(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 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 my/our hand(s) this 9 DAY OF MARCH, 2018.

Cathy L Rogers

Cathy L. Rogers

STATE OF Tennessee

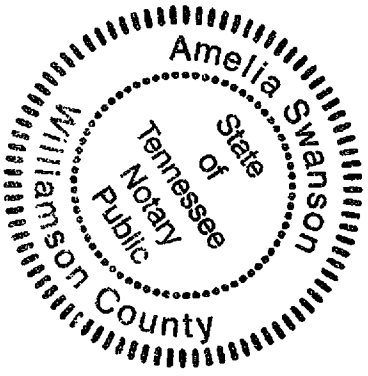
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy L. Rogers(formerly Cross), with whom I am personally acquainted (or provided 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, this the 9 day of March, 2018.

Notary Public

My Commission Expires: 8-27-2019



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021