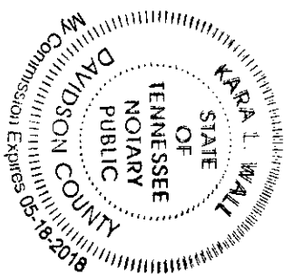
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24354



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **524,999.00**

dana dehaarth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 74352 **DEEDWARR**
03/28/2018 11:17:33 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50

20180328-0028928

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebel D. Rogers	new owners	MAP 021-00
6036 & 6034 Eatons Creek Road		PARCEL 412.00 & 411.00
Joelton, TN 37080		
(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, **Jamie Bledsoe and wife, Jennifer Bledsoe**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebel D. Rogers and Katherine 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:

see attached

Tract 1 (6036 Eatons Creek Rd):

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass of record as Instrument No. 20060616-0072053 Register's Office for Davidson County, Tennessee, note accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465 dated 01/15/95 and revised 06/15/06 as follows: Beginning at a set iron pin in the easterly margin of Eatons Creek Road, said pin being the most West Southwest corner of tract 9 of the same survey and the Northwest corner of the herein described tract; Thence now leaving said margin with said tract 9, South 87\'b025'46" East, a distance of 720.02 feet to a set iron pin; Thence with said tract 9, North 79\'b003'22" East, a distance of 594.55 feet to a set iron pin; Thence leaving said tract 9, South 03\'b003'43" West, a distance of 324.59 feet to a set iron pin, said pin being the most Northeast corner of tract 3 of the same survey; Thence with the northerly line of tract 3, South 80\'b018'04" West, passing the common corners of tract 3 & 4 at 501.06 continuing 634.31 feet in all to a set iron pin in the northerly line of said tract 4; Thence now leaving said tract 4 with the easterly line of tract 7 of same survey North 02\'b07'22" East, a distance of 270.44' to a set iron pin at the northeast corner of said tract 7; Thence with the northerly line of said tract 7, South 87\'b025'46" East, a distance of 675.00 feet to a set iron pin in the easterly margin of previous said Eatons Creek Road; Thence with a curve to the left (R=95.00' & L 19.53'), Thence with said margin North 02\'b07'22" East, 30.59 feet to the point of beginning containing 5.306 acres, as shown as Tract No. 8 on the survey of the Bob Bass Property of record as Instrument No. 20110818-0063899, said Register's office.

Tract 2 (6034 Eatons Creek Rd):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 200606160072053 R.O.D.C.T.,

More accurately described according to a survey by Tommy E. Walker R.L.S.TN LIC. No. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R548C18-6136

Beginning at a set iron pin in the easterly margin of Eatons Creek Road, said pin being the most west southwest corner of tract 8 on the same survey and the most northwest corner of herein described tract; Thence now leaving said margin with said tract 8 S872546E, 675,00' to a set iron pin: Thence with said tract 8 S 02\'b07'22'W, 270.44 to a set iron pin in the northerly line of tract 4 on the same survey; Thence leaving tract 8 with the northerly line of said tract 4 S 80\'b018'04'W, 200.76' to a set iron pin, said pin being the most northeast corner of tract 5 on the same survey; Thence leaving said tract 4 with the northerly lines of tracts 5 & 6 of the same survey N 89\'b059'15"W, 501.09' to a set iron pin, said pin being the most northwest corner of tract 6 on the same survey; Thence now leaving said tract 6 N 01\'b037'47"E, 288.6' to a set iron pin in the easterly margin of previous said Eatons Creek Road; Thence with said margin and a curve to the left (R= 95.00' & L= 53.56'), L=53.56 to the point of beginning containing 5.039 acres

.Being the same property conveyed to James Michael Bledsoe, Jr. by Warranty deed from Steven L. Piper and Mahan M. Janbakhsh of record in Instrument No. 20120511-0040851 Register's Office for Davidson County, Tennessee, dated May 10, 2012 and recorded on May 11, 2012 (Tract 1) and also being the same property conveyed to James Bledsoe and wife, Jennifer Bledsoe by Warranty deed from Bob Bass and wife, Adele Bass of record in Instrument No. 20110818-0063911 Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 11, 2011.(Tract 2)

James Michael Bledsoe, Jr, James Bledsoe, and Jamie Bledsoe are one and the same

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6036 & 6034 Eatons Creek Road, Joelton, TN 37080.** 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 the 16th day of March, 2018.

Jamie Bledsoe

Jennifer Bledsoe

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 **Jamie Bledsoe** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of March, 2018.

My Commission expires: 1-6-20

NOTARY PUBLIC

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 **Jennifer Bledsoe** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of March, 2018.

My Commission expires: 1-6-20

Notary Public

LEGAL DESCRIPTION

(EXHIBIT A)

Tract 1 (6036 Eatons Creek Rd):
Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass of record as Instrument No. 20060616-0072053 Register's Office for Davidson County, Tennessee, note accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465 dated 01/15/95 and revised 06/15/06 as follows: Beginning at a set iron pin in the easterly margin of Eatons Creek Road, said pin being the most West Southwest corner of tract 9 of the same survey and the Northwest corner of the herein described tract; Thence now leaving said margin with said tract 9, South 87°25'46" East, a distance of 720.02 feet to a set iron pin; Thence with said tract 9, North 79°03'22" East, a distance of 594.55 feet to a set iron pin; Thence leaving said tract 9, South 03°03'43" West, a distance of 324.59 feet to a set iron pin, said pin being the most Northeast corner of tract 3 of the same survey; Thence with the northerly line of tract 3, South 80°18'04" West, passing the common corners of tract 3 & 4 at 501.06 continuing 634.31 feet in all to a set iron pin in the northerly line of said tract 4; Thence now leaving said tract 4 with the easterly line of tract 7 of same survey North 02°7'22" East, a distance of 270.44' to a set iron pin at the northeast corner of said tract 7; Thence with the northerly line of said tract 7, South 87°25'46" East, a distance of 675.00 feet to a set iron pin in the easterly margin of previous said Eatons Creek Road; Thence with a curve to the left (R=95.00' & L 19.53'), Thence with said margin North 02°7'22" East, 30.59 feet to the point of beginning containing 5.306 acres, as shown as Tract No. 8 on the survey of the Bob Bass Property of record as Instrument No. 2011 0818-0063899, said Register's office.

Tract 2 (6034 Eatons Creek Rd):
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 20060160072053 R.O.D.C.T.,

More accurately described according to a survey by Tommy E. Walker R.L.S.TN LIC. No. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a set iron pin in the easterly margin of Eatons Creek Road, said pin being the most west southwest corner of tract 8 on the same survey and the most northwest corner of herein described tract; Thence now leaving said margin with said tract 8 S872546E, 675,00' to a set iron pin: Thence with said tract 8 S 02°7'22'W, 270.44 to a set iron pin in the northerly line of tract 4 on the same survey; Thence leaving tract 8 with the northerly line of said tract 4 S 80°18'04'W, 200.76' to a set iron pin, said pin being the most northeast corner of tract 5 on the same survey; Thence leaving said tract 4 with the northerly lines of tracts 5 & 6 of the same survey N 89°59'15"W, 501.09' to a set iron pin, said pin being the most northwest corner of tract 6 on the same survey; Thence now leaving said tract 6 N 01°37'47"E, 288.6' to a set iron pin in the easterly margin of previous said Eatons Creek Road; Thence with said margin and a curve to the left (R= 95.00' & L= 53.56'), L=53.56 to the point of beginning containing 5.039 acres.