Bill Garrett Davidson County
Batch# 75632 DEEDWARR
04/02/2018 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $676.73
20180402-0030708

WARRANTY DEED

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$182,900.00 Nicolette Cole
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March,2018 Jennifer Chandler-Cole
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 165
Danny U. Burl, II	J.P. Morgan Chase Bank NA	GROUP 14 0
4884 Peppertree Drive	1111 Polaris Parkway	PARCEL 153.00
Antioch, Tennessee 37013	Columbus Oh, 43240-2050	

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 acknowledged, we,

Justin Rogers, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Danny U. Burl, II, 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 Lot 266, SECTION 14, PEPPERTREE FOREST, as shown on plat of record in Plat Book 7900, Page 501, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Rogers by deed from Brock & Scott PLLC, of record in Instrument No 20171221-0130085, Register's Office for said County, dated December 4, 2017, and Recorded on December 21, 2017.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **4884 Peppertree Drive, Antioch, Tennessee 37013**.

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 hand and official seal at office this 26th day of March, 2018.

Justin Rogers

Justin Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Rogers, with whom I am personally acquainted, (or who 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 26th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

PLEASE RETURN TO:

Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive
Suite 100, Entrance D
Nashville, TN 37211

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Jennifer Chandler- Cole 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

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020