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WARRANTY DEED

Bill Garrett Davidson County
Batch# 88979 **DEEDWARR**
05/07/2018 08:12:52 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180507-0043103

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2018

Notary Public

MY COMMISSION EXPIRES: November 05, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shane A. Rogers and Kelly A. Rogers	Geneva Financial, LLC.	02900027800
(NAME)	(NAME)	
5630 Eatons Creek Road	1018 E. Guadalupe Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Tempe, AZ 85283	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Harold D. Denton and wife, Patsy Denton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shane A. Rogers and Kelly A. 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 Tract No. 1 on the Plan of Engram Property as shown on survey of Petty & Petty, dated December 5, 1973, as follows:

BEGINNING at a point on the easterly margin of Eaton's Creek Road, said point being 162.5 feet more or less, southerly along the easterly margin of Eaton's Creek Road from the northwest corner of the property conveyed to John T. Bottoms, Jr., and wife, by deed from Jessie Holt Brown, et als, as of record in Book 4754, Page 851, Register's Office for Davidson County, Tennessee; thence S. 89 deg. 45' E. 956.5 feet; thence N. 2 deg. 00' E. 135 feet; thence N. 88 deg. 00' W. 1031 feet, more or less, to the easterly margin of Eaton's Creek Road; thence along the easterly margin of Eaton's Creek Road in a southerly direction 162.5 feet, more or less, to the point of beginning containing 3.16 acres, more or less.

Being the same property conveyed to Harold D. Denton and wife, Patsy Denton by deed dated June 30, 1975 from Finn Built Homes, Inc., a Tennessee Corporation of record in Book 4927, Page 771, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5630 Eatons Creek Road, Joelton, TN 37080
(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 hands this 3rd day of May, 2018.

Harold D. Denton

Patsy Denton

State of Tennessee
County of Davidson

On this 3rd day of May, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Harold D. Denton and Patsy Denton, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 3rd day of May, 2018.

Notary Public Justin D. Tatum
My Commission Expires: November 05, 2018

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 18-Rogers