WARRANTY DEED

Bill Garrett Davidson County
Batch# 92589 DEEDWARR
05/15/2018 12:56:33 PM 2 pgs
Fees: $13.00 Taxes: $832.13

20180515-0046366

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF May, 20__.

Notary Public

MY COMMISSION EXPIRES: 1-24-22.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Jones and Travonda Jones		
(NAME)	United Wholesale (NAME)	
5424 Daniel Ray Dr (ADDRESS)	1414 East Maple Rd (ADDRESS)	
Whites Creek TN 37189 (CITY) (STATE) (ZIP)	Troy MI 48083 (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, **Stephanie Rogers**, **a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Jones and Travonda Jones, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, 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. 44, on the Plan of Cobblestone Creek, Phase One-A, of record in Instrument No. 20050610-0066806, Register's Office for said County, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 5424 Daniel Ray Drive, Whites Creek, TN 37189

Being the same property conveyed to Stephanie Rogers by virtue of that certain Warranty Deed dated December 10, 2010, and being of record at Instrument No. 20101216-0099920 in the amount of $184,500.00 in the Register's Office of Davidson County, Tennessee.

Shawn Rogers joins in this conveyance to convey any and all marital rights he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. These include but may not be limited to those Deed Restrictions recorded at Instrument No. 20041208-0146322, in the said Register's Office. Charter recorded at Instrument No. 20041208-0146323, in the said Register's Office. Any Rights Easements, interests or claims which may exist by reason of or reflected by the following facts shown on survey dated July 8, 2003, by J. Bruce Raine, R.L.S. No. 823, Job No. 02-162. Agreement of record at Instrument No. 20040804-0024829 in the said Register's Office. Common Area of record at Instrument No. 20041208-0146323 in the said Register's Office

This is improved x unimproved property, known as 5424 Daniel Ray Dr. Whites Creek, TN 37189
(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 hand this 10th day of May, 2018.

Stephanie Rogers

Shawn Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified **Stephanie Rogers and Shawn Rogers,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of May, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/15