Bill Garrett Davidson County
Batch# 99946 DEEDWARR
06/04/2018 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20180604-0053193

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 8187-8

ADDRESS NEW OWNER:
William L. Henry
413 Landings Way
Mount Juliet, Tennessee 37122

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Ln #200
Knoxville, Tn 37923

MAP **087 02 0A 008.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Rodgers and Kathy L. Rodgers, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **William L. Henry, an unmarried man and Leah E. Anderson, an unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Being Lot No. 8, Cobblestone Landing, Phase 1, as shown on plat of record in Instrument No. 200508220099471, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Mark A. Rodgers and Kathy L. Rodgers, husband and wife by deed from Drees Premier Homes, Inc., an Ohio corporation dated October 11, 2006, of record in Instrument No. 20061016-0127988, Register's Office for Davidson County, Tennessee.

This is improved property known as 413 Landings Way, Mount Juliet, Tennessee 37122. Possession is to be given on May 30, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 30th day of May, 2018.

Mark A. Rodgers

Kathy L. Rodgers

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark A. Rodgers and Kathy L. Rodgers, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 8-21-18

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $322,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2018.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY