WARRANTY DEED

Bill Garrett
Batch# 114886
07/11/2018 02:41:50 PM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20180711-0067140

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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
Wilson Smith	new owner	09106035500
(NAME)	(NAME)	
5410 Michigan Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Shane Rogers and Kelly Ann Rogers, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wilson Smith, an unmarried 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 No. 1321, on the Plan of Revision to Lots 1317, 1319, 1321, and 1323, Map of Plan No. 1, West Nashville, of record in Instrument No. 20051011-0122361, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shane Rogers by deed dated August 28, 2008 from M. Steven Miles, Jr. and wife, Amanda M. Baier-Miles of record in Instrument No. 20080902-0089266, Register's Office for Davidson County, Tennessee. Thereafter Shane Rogers conveyed his interest in said property to Shane Rogers and Kelly Ann Rogers, husband and wife by deed dated January 10, 2015 of record in Instrument No. 20150309-0020043, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5410 Michigan Avenue, Nashville, TN 37209
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument no. 20051011-0122361, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES16-5410

Witness my/our hands this **9th** day of **July, 2018.**

Shane Rogers

Kelly Ann Rogers

State of Tennessee
County of Davidson

On this 9th day of July, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Shane Rogers and Kelly Ann Rogers, 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 9th day of July, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 18SmithW

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN