Bill Garrett Davidson County Batch# 118259 DEEDWARR 07/19/2018 09:52:35 AM 2 pgs Fees: $13.00 Taxes: $4,421.50 20180719-0070353	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $1,195,000.00. Affiant Subscribed and sworn to before me, this the 6th day of July, 2018. Notary Public My commission expires: 10-3-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Martha Stone Rogers	**Martha Stone Rogers**	**130-13-0-018.00**
426 Page Road	**426 Page Road**	
Nashville, TN 37205	**Nashville, TN 37205**	

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,

George Nelson Crowe & Amber G. Crowe, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha Stone Rogers and Alfred T. Rogers, Sr. and Alfred T. Rogers, Jr.

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 part of Block "G" on the map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, January 18. 1945, as follows:

BEGINNING on the northerly margin of Page Road. at the southeast corner of the property conveyed to Louise B. Coles by deed from Mary H. Kirkland, of record in Book 1225, page 55, said Register's Office; thence with Coles' easterly line, north 33° east 263.1 feet to an iron pipe; thence south 57° east 150 feet, more or less, to an iron pin; thence south 33° west 281.5 feet to a stake in the northerly margin of Page Road; thence with the northerly margin of said road, north 70° 30' west 54 feet; thence north 57° west 100 feet to an iron pipe, the point of beginning.

Being the same property conveyed to GEORGE NELSON CROWE AND AMBER G. CROWE, HUSBAND AND WIFE, by deed from TRACY STROTHER, A SINGLE PERSON, of record in Instrument No. 20151221-0127790, dated December 11, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **426 Page Road, Nashville, TN 37205**.

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 said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 6th day of July, 2018.

George Nelson Crowe

George Nelson Crowe

Amber G. Crowe by George Nelson Crowe her AIF

Amber G. Crowe by George Nelson Crowe her AIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **George Nelson Crowe,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **July, 2018.**

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10.3.2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **George Nelson Crowe**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Amber G. Crowe**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Amber G. Crowe,** the within named bargainor by the said **George Nelson Crowe**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 6th day of July, 2018.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10.3.2020