# WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Daniel Prentice Dougharty | F&M Bank | 064030B08700CO |
| (NAME) | (NAME) | |
| 1212 Pointe Place | PO Box 451 | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Clarksville, TN 37041-0451 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 122133 DEEDWARR
07/30/2018 09:48:06 AM 2 pgs
Fees: $13.00 Taxes: $2,734.30

20180730-0073835

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Anthony K. Rogers and wife, Kimberly M. Rogers,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Daniel Prentice Dougharty and Alaina C. Dougharty**, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 240 on the Plan of Recording fo the Final Plat of Phase Six, Section One, Brandywine Pointe (A Planned Unit Development), of record in Book 7900, Page 805, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony K. Rogers and wife, Kimberly M. Rogers by Warranty Deed from Mark Brown and wife, Ginger G. Brown, dated 10/25/1996, recorded 10/31/1996 of record in Book 10244, Page 226, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Book 7900, Page 805; Covenants, conditions, easements and restrictions of record in Book 8120, Page 170, The Brandywine Pointe Community Association, Inc., Rules and Regulations of record in Instrument No. 20151207-0122778; Covenants, conditions, easements and restrictions of record in Book 8695, Page 379, Supplement Four of record in Book 10447, Page 711, Supplement Five of record in Book 10684, Page 324; Covenants, conditions, easements and restrictions of record in Book 9485, Page 885; Easement contained in Warranty Deed of record in Book 10244, Page 226; Charter of Brandywine Pointe Dock Association, Inc., of record in Book 8637, Page 563; Charter of Brandywine Pointe Community Association, Inc., of record in Book 9013, Page 39, Book 9117, Page 77; Boundary Plat of record in Book 7900, Page 156, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1212 Pointe Place, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 hands this 24th day of July, 2018.

By: Anthony K. Rogers Date: 7.24.18 By: Kimberly K. Rogers Date: 7.24.18

Anthony K. Rogers

Kimberly K. Rogers

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, t he within named Anthony K. Rogers and Kimberly K. Rogers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of July, 2018.

Tracey Trumphour
Notary Public

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**