(2)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 124753 DEEDWARR
08/06/2018 10:03:39 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180806-0076835

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 3 day of August, 2018.

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Address New Owner As Follows:
Stephen Church, Trustee
P.O. Box 15026
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
132-11-0-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES MIKEL ROGERS AND RICKY DALE ROGERS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, and amended in Book 2100, page 609, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Omandale Drive at the corner of Lots Nos. 81 and 82; thence with the line between said two lots southeastwardly 152.9 feet; thence South 31 degrees 10 minutes West 135 feet; thence South 70 degrees 19 minutes West 109.3 feet to the corner of Lots Nos. 82 and 83; thence with the line between said two lots northwestwardly 236 feet to the southeasterly margin of Omandale Drive; thence with said Drive northeastwardly 219 feet to the beginning.

Being the same property conveyed to Joella Rogers, by deed from Dan Ray Malone, of record in Book 5267, page 807, dated March 30, 1978, Register's Office for Davidson County, Tennessee. The said Joella Rogers having since died intestate on or about April 24, 2018 leaving Charles Mikel Rogers and Ricky Dale Rogers, her heirs at law as set forth in Affidavits of Heirship of record in Instrument No. 20180525-0050458, Instrument No. 20180719-0070450 and Instrument No. 20180806-0076834, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantors herein.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1835, page 118 and 119 and amended in Book 2100, page 609, said Register's Office.

This is improved property known as: **731 Omandale Drive, Nashville, TN 37204.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2 day of August, 2018.

Charles Mikel Rogers

Ricky Dale Rogers

By: Charles Mikel Rogers, Attorney in Fact
Charles Mikel Rogers, Attorney-in-Fact,
pursuant to Power of Attorney of record in
Instrument No. 20180525-0050459, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Mikel Rogers, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of August, 2018

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: 5-2-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Charles Mikel Rogers, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Ricky Dale Rogers, and who acknowledged that he executed the same as the free act and deed of the said Ricky Dale Rogers.

WITNESS my hand and official seal this 2 day of August, 2018.

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: 5-2-2022

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