WARRANTY DEED

Bill Garrett Davidson County
Batch# 127516 **DEEDWARR**
08/10/2018 02:18:49 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20180810-0079181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEITH SCHUMACHER	**KEITH SCHUMACHER**	071-14-0 246.00 071-14-0 253.00
(NAME) P.O. Box 2111	(NAME) P.O. Box 2111	
(ADDRESS) Brentwood, TN 37024	(ADDRESS) Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ANTHONY K. ROGERS AND KIMBERLY M. ROGERS GP, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH SCHUMACHER**, 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 Lots Nos. 11 and 54 in the J.B. Haynie's Gladstone Addition to Nashville, a plan of which is of record in Book 161, page 10-11, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 40 feet on the southerly side of Whites Creek Pike and runs back 161 feet along the West side thereof and 160 feet on the East side to an alley, being 40 feet along the northerly margin of said alley.

Said Lot No. 54 fronts 40 feet on the northerly side of Spurgeon Street and runs back between lines 40 feet to an alley, and lies directly behind Lot No. 11 which is House No. 1210 Whites Creek Pike.

Being part of the same property conveyed to Anthony K. Rogers and Kimberly M. Rogers,a Tennessee General Partnership, in Quitclaim Deed of record in Instrument No.: 20040528-0062922, Register's Office for Davidson County, Tennessee.

The property is being sold "AS IS", and conveyance of title shall constitute buyer's acceptance of the of the property "AS IS."

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; and 7) Encroachment by adjacent properties..

unimproved ☐
This is improved ☒ property, known as 1210 BAPTIST WORLD CENTER DRIVE, NASHVILLE, TN 37207

(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, his heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his 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 our hands this 8th day of August, 2018.

ANTHONY K. ROGERS AND KIMBERLY M. ROGERS GP

BY: _____
ANTHONY K. ROGERS

BY: _____
KIMBERLY M. ROGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **ANTHONY K. ROGERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Hartsville, TN this 8th day of August, 2018.

Notary Public

My Commission Expires: _____

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **KIMBERLY M. ROGERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Hartsville, TN this 8th day of August, 2018.

Notary Public

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WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

Anthony K. Rogers and Kimberly K. Rogers join individually to convey any interest they may have individually.

Witness our hands this 8th day of August, 2018.

Anthony K. Rogers
ANTHONY K. ROGERS

Kimberly M. Rogers
KIMBERLY M. ROGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **ANTHONY K. ROGERS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 8th day of August, 2018.

Notary Public

My Commission Expires: _____

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020