Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 129157 DEEDWARR
08/15/2018 10:49:29 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50

20180815-0080694

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$675,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2018.

Notary Public

My commission expires: 9-30-19

(AFFIX SEAL)

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian Hughes	**New Owner**	**119-14-0-352.00** **119-14-0-353.00** **119-14-0-247.00**
211 Morton Avenue		
Nashville, TN 37211		

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,

Alfred Tate Rogers, Sr. also known as Alfred Tate Rogers, and Martha S. Rogers also known as Martha Stone Rogers

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

Brian Hughes

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A, attached

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 **211 Morton Avenue, Nashville, TN 37211, 3011 Wingate Avenue, Nashville, TN 37211, and 3015 Wingate Avenue, Nashville, TN 37211**.

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 10th day of August, 2018.

Alfred Tate Rogers Sr by Martha S. Rogers Atty in Fact

Alfred Tate Rogers, Sr. by Martha S. Rogers as Attorney in Fact

Martha S. Rogers

Martha S. Rogers

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Martha S. Rogers, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Alfred Tate Rogers, Sr. (aka Alfred Tate Rogers), the within named bargainor(s), and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Alfred Tate Rogers, Sr. by the said Martha S. Rogers, as such Attorney-in-fact.

Witness my hand, at office, this **10th** day of **August, 2018.**

Notary Public

My Commission Expires: 3/11/2019

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Exhibit A

Tract 1

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Resubdivision of Lots 36, 37 and 38, William Lee's Subdivision of Roth Property, of record in Plat Book 4300, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALFRED TATE ROGERS, SR., AND WIFE, MARTHA S. ROGERS, by deed from SONDRA J. LAWRENCE, AN UNMARRIED PERSON, of record in Book 9904, page 428, dated December 29, 1995, said Register's Office.

Further being the same property conveyed to ALFRED TATE ROGERS, SR. AND WIFE, MARTHA S. ROGERS, TENANTS IN COMMON, by quitclaim deed from MICHAEL D. SONTAG, of record in Book 10294, page 505, dated December 12, 1996, said Register's Office.

Being also known as 211 Morton Avenue, Nashville, Tennessee 37211

Tract 2

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Re-subdivision of Lots 36, 37 & 38, William Lee's Subdivision of Roth Property, of record in Plat Book 4300, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALFRED TATE ROGERS AND WIFE, MARTHA STONE ROGERS, by deed from Michael D. Sontag, of record in Book 10294, Page 491, dated December 12, 1996, said Register's Office. Further being the same property conveyed to ALFRED TATE ROGERS AND WIFE, MARTHA STONE ROGERS, AS TENANTS IN COMMON, by quitclaim deed from Michael D. Sontag , of record in Book 10294, Page 491, dated December 12, 1996, said Register's Office.

Being also known as 3011 Wingate Avenue, Nashville, Tennessee 37211

Tract 3

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled William Lee Subdivision of Roth Property, of record in Plat book 1130, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALFRED TATE ROGERS AND WIFE, MARTHA STONE ROGERS, by deed from MILDRED E. MEADOWS, AN UNMARRIED WIDOW, of record in Book 9638, Page 635, dated February 18, 1995, said Register's Office.

Further being the same property conveyed to ALFRED TATE ROGERS AND WIFE, MARTHA STONE ROGERS, TENANTS IN COMMON, by quitclaim deed from MICHAEL D. SONTAG, of record in Book 10294, Page 487, dated December 12, 1996, said Register's Office.

Being also known as 3015 Wingate Avenue, Nashville, Tennessee 37211