Bill Garrett Davidson County
Batch# 130672 DEEDWARR
08/17/2018 04:05:50 PM 2 pgs
Fees: $13.00 Taxes: $222.00

20180817-0081942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Shane Rogers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF August, 2018.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: 11-5-2019

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Shane Rogers and Kelly Rogers 5630 Eatons Creek Road Joelton, TN 37080	Shane Rogers and Kelly Rogers 5630 Eatons Creek Road Joelton, TN 37080	029-00-0-279.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ALLYSON N. GRIFFIN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SHANE ROGERS AND KELLY ROGERS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Tract No. 2 on the Plan of the Engram Property as shown on survey of Petty & Petty, dated December 5, 1973, more particularly described as follows:

BEGINNING at a point on the easterly margin of Eaton's Creek Road, said point being 162.5 feet southerly along the easterly margin of Eaton's Creek Road from the northwesterly corner to the property conveyed to John T.

Bottom, Jr., et ux, by deed from Jessie Holt Brown, et al, of record in Book 4754, page 851, Register's Office for Davidson County, Tennessee; thence along the easterly margin of said Road S 6 deg. 30' E. 162.5 feet, thence N. 89 deg. 00' E. 932 feet; thence N. 2 deg. 00' E. 135 feet; thence N. 89 deg. 45' W. 956.5 feet to the point of beginning, containing 3.01 acres, more or less.

Being the same property conveyed to ALLYSON N. GRIFFIN, UNMARRIED, by deed from HAROLD D. DENTON AND PATSY C. DENTON, HUSBAND AND WIFE, of record in Instrument No. 20041208-0146450 dated December 3, 2004, said Register's Office.

This unimproved property is known as 5624 Eatons Creek Road, Joelton, TN 37080.

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. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of August, 2018.

Allyson N. Griffin

Allyson N. Griffin

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Allyson N. Griffin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of August, 2018.

Howard M. Skipworth

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019