Karen Y Johnson Davidson County
Batch# 147480 DEEDWARR
10/01/2018 03:30:11 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20181001-0097346

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Subscribed and sworn to before me this 27th day of September, 2018.

Notary Public
My Commission Expires: 5-3-21

18-0425

Address of New Owner:	Send Tax Bills to:	Tax Information:
Geoffrey F. Rodriguez	CITIZENS BANK	
7205 S. Colony Drive	6900 TOWER CIRCLE	155-08-0B-075.00
Nashville, TN 37221	SUITE 6000	
	FRANKLIN, TN 37067	

WARRANTY DEED

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

Tara M. Ladd and Brook K Schiferle, spouses married to each other,

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

Geoffrey F. Rodriguez, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Subdivision for Phase I of South Colony at Riverbend of record in Plat Book 6900, page 271, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tara M. Ladd and Brooke K. Schiferle, spouses married to each other, by deed dated January 9, 2018 and recorded January 10, 2018 from Janet Melissa Carpenter Denton-Gatewood and Christopher Todd Gatewood, of record in Instrument Number 20180110-0003391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7205 S. Colony Drive, Nashville, TN 37221.**

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 we do covenant with the 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, 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 our hands this 27th day of September, 2018.

Tara M. Ladd

Brooke K. Schiferle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tara M. Ladd and Brooke K. Schiferle**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2018.



D. Shayne Adair, Notary Public

My Commission Expires: 6/13/2022