WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2019.

Notary Public

COMMISSION EXPIRES: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 196292 DEEDWARR
02/19/2019 11:11:30 AM 2 pgs
Fees: $13.00 Taxes: $29.60
20190219-0014755

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexis Rognehaugh	NEW OWNER	112 00 0 028.00
(NAME)	(NAME)	
538 East 84th Street, Unit 1C		
(ADDRESS)	(ADDRESS)	
New York, NY 10028		
(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, I, **Devin Foster (being one and the same as the Devon Foster named as Grantee in deed of record at Instrument No. 20140516-0042262, Register's Office for Davidson County, Tennessee)** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexis Rognehaugh, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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, beginning at a point in the center of Longview Drive, the same being the southeast corner of the Foster tract thence with the Foster line N 3 ½ degrees E 500' to an iron pin; thence N 86 degrees E 100' to an iron pin thence S 65 ½ degrees E 108' to an iron pin; thence S 65 ½ degrees E 288' to an iron pin; thence N 27 ½ degrees E 36' 7" to an iron pin; thence N 42 degrees W 540' to an oak tree; thence N 72 degrees W 425' to a stone pile; thence S 3 ½ degrees W 450' to an iron pin the same being the NW corner of the Kirkpatrick tract; thence N 81 degrees E 100' to an iron pin; thence N 87 degrees E 170' to an iron pin; thence S 3/2 degrees W 500 feet to an iron pin; thence N 87 degrees E 30 feet to an iron pin the point of beginning, containing 5.18 acres more or less.

Included in the above description but excluded from this conveyance is a certain tract or parcel of land conveyed to Dr. Charles S. Brown and/or Wallace Wayne Holt in Book 6791, page 179, in the Register's Office for Davidson County, Tennessee being described as follows: at a point of beginning go back 410 feet North 3 ½ degrees East 410 feet to a steel pin thence 100 feet North 72 degrees West 100 feet North 1 degrees East to the point of beginning and containing 1 acre more or less.

Being the same property conveyed to Devon Foster (first name having been misspelled in the prior deed referenced hereinafter and being one and the same as Devin Foster as stated hereinabove) by Mildred Vickery by deed of record at Instrument No. 20140516-0042262, Register's Office for Davidson County, Tennessee.

This is Unimproved property, known as 0 Longview Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37221 (Postal Zip)

File No.: 865-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 18th day of February, 2019.

Devin Foster

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Devin Foster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of February, 2019.

Ernest D. Bennett, III

Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020

201902190014755