Karen Johnson Davidson County
Batch# 198324 DEEDWARR
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Fees: $18.00 Taxes: $12.95
20190225-0016469

This Document prepared by:
Jonathan Kingham
1012 Calvert St
Nashville, TN 37216

Return / [X] document, [X] tax Statements / to:
Jacqulin Rognehaugh
235 Vaughns Gap Road
Nashville TN 37205

WARRANTY DEED

WARRANTY DEED, made this 22nd day of Febuary , 2019 , by and between:

Jonathan Kingham whose address is:
1012 Calvert St, Nashville, TN, 37216 (County of Davidson)

("Grantor"), and

Jacqulin Rognehaugh
235 Vaughns Gap Road,Nashville TN 37205

("Grantee")
THE GRANTOR, for and in consideration of the sum of: $3,500
Three Thousand Five Hundred Dollars

The receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Davidson,
State of Tennessee, legally described as follows: VACANT LAND WITH A PARCEL ID OF 11200014600

A CERTAIN TRACT OR PARCEL OF LAND IN THE NINTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTH SIDE OF LONGVIEW DRIVE.

AT A POINT OF BEGINNING GO BACK 410 FEET NORTH 3-1/2° EAST 410 FEET TO A STEEL PIN; THENCE 100 FEET NORTH 72° WEST 100 FEET TO A STEEL PIN; THENCE 450 FEET SOUTH 3-1/2° WEST TO A STEEL PIN 100 FEET NORTH 81° EAST TO THE POINT OF BEGINNING AND CONTAINING 1 ACRE MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DR. CHARLES S. BROWN AND/OR WALLACE WAYNE HOLT, BY WARRANTY DEED FROM BRUCE LEE VICKERY AND WIFE, MILDRED LEE VICKERY, AS RECORDED ON THE 27TH DAY OF FEBRUARY, 1986 IN BOOK 6791, PAGE 178, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Ntown Real Estate Investment LLC from Alice Crafts, Executrix of the Estate of Wallace Wayne Holt and Charles Strub Brown, by Warranty Deed, dated the 17th of August, 2006 and recorded in the Office for Davidson County Registry of Deeds instrument 20060818-0101988

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

Derivation of Title:
Being the same property conveyed from Ntown Real Estate Investment LLC to Jonathan Kingham by Final Decree Confirming Sale, the 11th of February 2013 by order of Metropolitan Government of Nashville and Davidson County, recorded in the Office for Davidson County Registry of Deeds in Book MB130 Page 479.

Property address: 0 Longview Drive, Pegram, TN 37143

Tax parcel ID#: 112-000-146.00

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: _____ Signature: _____

Print name: JONATHAN KINGHAM Print name: _____

Capacity: GRANTOR Capacity: _____

Signature: Jacquelin Rognehaugh Signature: _____

Print name: JACQUELIN ROGNEHAUGH Print name: _____

Capacity: GRANTEE Capacity: _____

STATE OF TN)

COUNTY OF Davidson) ss:

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jonathan Kingham and Jacqulin Rognehaugh _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 23 day of Feb., 2019

Notary Signature: _____

Printed Name: Aubrey Hand

My Commission Expires: 07.05.21

AUBREY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021
[SEAL]

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $3,500.00

Affiant 1

Affiant 2

Affiant 3

Affiant 4

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Subscribed and sworn before me this 23, day of Feb., 2019.

Notary Public: _____

My commission expires: 07.05.21

AUBREY HAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

The following information is not a part of this Deed

Property Address: **0 Longview Drive, Pegram, TN 37143**

Owner's Name and Address: **Jacqulin Rognehaugh**
235 Vaughns Gap Road
Nashville TN 37205

Parcel Number: **11200014600**

Mail Tax Bills to (If different than return document to):

Jacqulin Rognehaugh
235 Vaughns Gap Road
Nashville TN 37205