RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911578

WARRANTY DEED

Karen Johnson Davidson County
Batch# 207236 DEEDWARR
03/19/2019 09:16:46 AM 2 pgs
Fees: $13.00 Taxes: $634.55
20190319-0024722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G Rogers 1725 Edgewood Avenue Nashville, TN 37207	Same address as new owner	071 05 0 249.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy One Thousand Five Hundred and 00/100 Dollars ($171,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TASHA R. PARDUE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL G ROGERS**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the plan of Brooklyn Heights Resubdivision, as of record in Deed Book 8813, Page 404, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being all of that same property conveyed to Tasha R. Pardue and Reggie Sims by Warranty deed from MDHA, dated December 19, 2001 and recorded in Instrument No. 20020111-0004792, Register's Office for Davidson County, Tennessee. Further being that same property conveyed to Tasha R. Pardue by Quit Claim Deed from Reggie Sims, dated December 19, 2001 and recorded in Instrument No. 20020111-0004793, said Register's Office.

The address of the herein described property is believed to be 1725 Edgewood Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of March, 2019.

Tasha Pardue

TASHA R. PARDUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tasha R. Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of March, 2019.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

