THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319722** Karen Johnson Davidson County Batch# 215757 **DEEDWARR** 04/09/2019 02:27:09 PM 2 pgs Fees: $13.00 Taxes: $10,360.00 20190409-0032336	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,800,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2019. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner: Marc-Olivier Baron and Carolyn Baron 5206 Granny White Pike Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14511002700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank M. Rogers V and spouse Jessica Rogers,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc-Olivier Baron and Carolyn Baron, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Granny White Park of record in Book 3700, Page 72, Register's Office for said County.

Said Lot No. 21 fronts 196.7 feet on the Easterly margin of Granny White Park and extends back 334.1 feet on the Northerly line and 360.0 feet on the Southerly line to a dead line in the rear, measuring 179.3 feet thereon.

Being the same property conveyed to Frank M. Rogers V and spouse, Jessica Rogers by Warranty Deed from Hans Grasman and wife, Ria Grasman, recorded on the 1st day of July, 2003 in Instrument No. 20030701-0090963, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANNY WHITE PARK, as recorded in Plat Book 3700, Page(s) 72.

Agreement for Dedication of Easement recorded in Book 7732, Page 967.

This is improved property located at 5206 Granny White Pike Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2019.

Frank M. Rogers V

Jessica Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank M. Rogers V and Jessica Rogers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2019.

Notary Public
My Commission Expires:

