Karen Johnson Davidson County
Batch# 231761 DEEDWARR
05/20/2019 08:41:14 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190520-0047033

WARRANTY DEED

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF May,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 150
Brandi Alexis Perry	Synovus Mortgage Corp	GROUP 07 0
3408 Country Way Road	800 Shades Creek Pkwy, MS101	PARCEL 412.00
Antioch, Tennessee 37013	Biringham, Alabama 35209	

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,

Justin Rogers, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brandi Alexis Perry and Jimmy Teriq Perry, wife and husband

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Daidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING Lot No. 528, Final P.U.D. Plan, Section Four B on the Plan of Town Village of the County, as of record in Plat Book 6250, page 496, Register's Office for Davidson County, Tennessee. To which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Justin Rogers by Quitclaim Deed from 1 Public Homes, LLC, a Tennessee limited liability company, dated January 3, 2019 and filed of record on January 7, 2019 in Instrument No. 20190107-0001558, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $0.00)

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3408 Country Way Road, Antioch, Tennessee 37013.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 17th day of May, 2019.

Justin Rogers

STATE OF Tennessee
COUNTY OF Daidson

Personally appeared before me, Justin Rogers, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027