(2)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911834

Karen Johnson Davidson County
Batch# 237579 DEEDWARR
06/03/2019 10:02:58 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20190603-0052354

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2019.

NOTARY PUBLIC

My commission expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Richard Margaritov and Tanya Margaritov 604 Summerwind Circle Nashville, TN 37215	Churchill Mortgage 761 Old Hickory Blvd Suite 400 Brentwood, TN 37027	131 06 0B 054.00CO

FOR AND IN CONSIDERATION of the sum of Seven Hundred Fifteen Thousand and 00/100 Dollars ($715,000.00), 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, **MICHAEL G. ROGERS, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD MARGARITOV AND TANYA MARGARITOV, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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 Lot 50, as shown on the map entitled Burton Hills Village of Summerwind, Tract 12, of record in Plat Book 6250, page 811; amended in Book 6918, Page 885, and Book 9233, Page 392, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

Being that same property conveyed to Michael G. Rogers, a single man by Warranty Deed from Sarah C. Rowan, unmarried, dated 07/27/2016 and recorded in Instrument No. 20160728-0078053, Register's Office for Davidson County, Tennessee. The said Michael G. Rogers is also known as Michael Gene Rogers.

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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has 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 himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of May, 2019.

MICHAEL G. ROGERS (AKA MICHAEL GENE ROGERS) BY JEFFREY DENNIS BOWN, JR., ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeffrey Dennis Brown, Jr., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Michael G. Rogers (AKA Michael Gene Rogers) and acknowledged that he executed the same as the free act and deed of the said Michael G. Rogers (AKA Michael Gene Rogers).

WITNESS my hand and seal, this the 30th day of May, 2019.

Notary Public
My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021