Warranty Deed

Karen Johnson Davidson County
Batch# 241571 DEEDWARR
06/11/2019 10:07:47 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20190611-0055905

DANA DELWORTH 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 $580,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2019.

Notary Public

My commission expires: 1/6/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph L. Rogers Kayne B. Rogers	new owners	08310001400
1514 Gartland Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH SHIPP AND MICHELLE HAFT, HUSBAND AND WIFE***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH L. ROGERS AND KAYNE B. ROGERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 67 and the Easterly 3 1/2 feet of Lot No. 68 on the plan of the Subdivision of the A. V. S. Lindsley 29 acre Tract, of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 67 and part of Lot No. 68 front together 47 feet on the Southerly margin of Gartland Avenue and extend back 150 feet on the Easterly line being the Westerly margin of North 16th Street, formerly Hickman Street, and 150 feet on the Westerly line to a dead line in the rear, measuring 46 feet thereon.
Being the same property conveyed to Michael Glen Weaver and Denice Evelyn Hicks, as tenants in common with rights of survivorship by Warranty deed from Janet D. Lewis and husband, Robert Warren Grace of record in Instrument No. 20060719-0087020 Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Michael Glen Weaver by Quit Claim deed from Denice Evelyn Hicks of record in Instrument No. 20080225-0018507 Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Candace Nordman, Trustee by Quit Claim deed from Michael Glen Weaver of record in Instrument No. 20081125-0115420 Register's Office for Davidson County, Tennessee and within the same deed the said Candace Nordman, Trustee conveyed his interest in the subject property to Elmo Shade.
Being the same property conveyed to Elmo Shade and Tracy Lee Mitchell, as tenants in common with rights of survivorship by Quit Claim deed from Elmo Shade, married of record in Instrument No. 20100602-0042367 Register's Office for Davidson County,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-1514

Tennessee and Deed of Correction recorded in 20120410-0030672.
Being the same property conveyed to Michelle Haft and Joseph Shipp, wife and husband by Warranty deed from Elmo Shade, an unmarried man of record in Instrument No. 20160923-0100355 Register's Office for Davidson County, Tennessee. Being also known as 1514 Gartland Avenue Nashville, Tennessee 37206.

*Tracy Lee Mitchell, wife of Elmo Shade, died on October 18, 2015 (this date is prior to conveyance of said property to Michelle Haft and Joseph Shipp by Warranty Deed of record in Instrument No. 20160923-0100355 and was not documented on said Warranty Deed).

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1514 Gartland Avenue, Nashville, TN 37206, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of June, 2019.

Joseph Shipp

Michelle Haft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Shipp and Michelle Haft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2019.

Notary Public

My Commission Expires: 5/3/21

