THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 244422 **DEEDWARR**
06/17/2019 12:22:58 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20190617-0058005

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kevin Rooney and Karen Rooney 5864 Seven Points Trace Hermitage, TN 37076		098-13-0C-020.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Roger Latterell and wife, Ronda Latterell**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin Rooney and Karen Rooney, husband and wife,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 20, on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Page 18-20, Register's Office for Davidson County, Tennessee, to which plat reference Is hereby made for a more complete legal description.

Being the same property conveyed to Roger Latterell and wife, Ronda Latterell, by Warranty Deed from Fred J. Salts, Jr., and wife Patricia K. Salts, of record on October 2, 2013, at Instrument No.20131002-0103517, Davidson County Register of Deeds.

This property is commonly known as 5864 Seven Points Trace, Hermitage, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 14 **day of June, 2019:**

Roger Latterell

Roger Latterell

Ronda Latterell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roger Latterell** and **Ronda Latterell,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of June, 2019:

W. AARON FORTNER STATE Notary Public TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/31/21

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$369,900.00**:

KGL

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF June, 2019:

Notary Public

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021