Return To:
McLean & Hubbard
1801 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319685

Karen Johnson Davidson County
Batch# 245066 **DEEDWARR**
06/18/2019 11:59:00 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190618-0058611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me this 13th day of June, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stonewall Page and Rachel Page 5140 Glencarron Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 161-01-0B-119.00CO

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, **Andrew Rodgers and Corey Rodgers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stonewall Page and Rachell Page, 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 43, ABERDEEN WOODS, PHASE THREE, SECTION TWO, FIRST REVISION, as shown on plat of record in Instrument No. 20011231-0144800, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Andrew Rodgers and Corey Rodgers, husband and wife to Andrew Rodgers and Corey Rodgers, husband and wife, as recorded on the 8th day of June, 2016 in Instrument No. 20160608-0057993 and Warranty Deed from David Thornton, unmarried to Andrew Rodgers and Corey Rodgers, husband and wife, as recorded on the 24th day of August, 2010 in Instrument No. 20100824-0066999 corrected by Scrivener's Affidavit in Instrument No. 20160601-0055055, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABERDEEN WOODS, PHASE THREE, SECTION TWO, FIRST REVISION, as recorded in Instrument No. 20011231-0144800.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10790, Page 189; Book 11303, Page 555; Book 11714, Page 843; Instrument Nos. 20000203-0011436; 20030221-0023491; 20030221-0023492 and 20030730-0108227.

This is improved property located at 5140 Glencarron Drive 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 13th day of June, 2019.

Andrew Rodgers

Corey Rodgers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Rodgers and Corey Rodgers, 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 13th day of June, 2019.

Notary Public
My Commission Expires: _____

