WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Y-C-19-1135

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor Lawrence Fly and Sarah Funderburg	**Third Federal Savings and Loan Association of Cleveland**	
(NAME)	(NAME)	
1135 Woodbury Falls Court	**7007 Broadway Ave.**	**128-12-0C-043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Cleveland, OH 44105**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD ROBERT ROGERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR LAWRENCE FLY, UNMARRIED, AND SARAH FUNDERBURG, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1135 on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 2006310-0028278, amended at Instrument No. 20080201-0010772 and Boundary Plat recorded at Instrument No. 20050216-0017693, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Todd Robert Rogers by Quitclaim deed from Timothy D. Loftis, Trustee of the Todd Robert Rogers Trust of of record in Instrument No. 20190521-004713 Register's Office for Davidson County, Tennessee, dated May 06, 2019 and recorded on May 21, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record as Instrument Number 20050216-0017693, Register's Office of Davidson County, Tennessee.
- Plan of record as Instrument Number 200502160017693, Register's Office of Davidson County, Tennessee.
- Charter of record in Instrument Number 20060309-0027744, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050118-0005578, in the Register's Office for DavidsonCounty, Tennessee.
- Easement Agreement of record in Instrument Number 20120810-0071791, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1135 Woodbury Falls Court, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch# 260947 **DEEDWARR**
07/23/2019 11:20:18 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190723-0072177

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF JULY, 2019.

Todd Robert Rogers by John Gleaves as Attorney in Fact

Holly Ann Bell by John Gleaves as Attorney in Fact

Holly Ann Bell, spouse of Todd Robert Rogers, hereby joins in this conveyance and does transfer and convey any and all marital interest Holly Ann Bell may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TODD ROBERT ROGERS and HOLLY ANN BELL, and who acknowledged he/she/they executed the same as the free act and deed of the said TODD ROBERT ROGERS and HOLLY ANN BELL.

Witness my hand and official seal, this the 19th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212