(2)

Return to:

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $244,000.00

Mary L. Smith
Affiant

Subscribed and sworn to before me, this 22 day of July, 2019.

Brandie L. Phillips
Notary Public

My commission expires: 6-21-20

BRANDIE A PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 262211 DEEDWARR
07/25/2019 11:38:12 AM 2 pgs
Fees: $13.00 Taxes: $902.80
20190725-0073199

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sara Stokes	New Owner	**176050B15600CO**
6204 Rocky Top Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Adrian Brian Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Stokes, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 260, Hickory Woods Estates, Section 'C', as shown on survey and plat of same appearing of record in Plat Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adrian Brian Rogers, by Warranty Deed from Brian P. Traughber and wife, Christine J. Traughber, dated July 28, 2006, of record in Instrument No. 20060804-0095846, as corrected by Scrivener's Affidavit of record in Instrument No. 20070523-0061308, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 9678, page 187, Book 9764, page 44, Instrument No. 200012070120450, Instrument No. 200310100150800, Book 7857, page 87, Book 7876, page 67, Book 9680, page 391, Plat Book 6900, page 884, Book 9786, page 923, Instrument No. 200106140062709, Instrument No. 200106140062710, Instrument No. 200110150111957, said Register's Office.

Easements of record in Book 9632, page 793, Book 9790, page 311, Book 8169, page 564, Book 8169, page 571, Book 8169, page 579, book 8169, page 588, Book 5897, page 209, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6204 Rocky Top Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Adrian Brian Rogers Date: 7-22-19
Adrian Brian Rogers

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Adrian Brian Rogers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON