Karen Johnson Davidson County
Batch# 263059 DEEDWARR
07/29/2019 08:31:37 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190729-0074081

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Victor M. Alas
106 Gibson Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
loanDepot.com, LLC
26642 Towne Center Drive
Foothill Ranch, California 92610

MAP 042
GROUP 16 0
PARCEL 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rogers Inestment Properties, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Victor M. Alas and Stephanie A Alas, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of a certain tract or parcel of land located in Davidson County Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plat of Finnland Heights, Part 2, of Record in Plat Book 1424, Page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof. Assessor's Parcel No: 042-16-0-020-000.

Being the same property conveyed to Rogers Investment Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company, dated April 30, 2019 and filed of record in Instrument No. 20190501-0040242, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1424, page 7, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 106 Gibson Drive, Madison, Tennessee 37115.

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 Victor M. Alas and Stephanie A Alas, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

WITNESS our hands this the 19th day of July, 2019.

Rogers Inestment Properties, LLC, a Tennessee Limited Liability Company

By: Justin Rogers, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Rogers Inestment Properties, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 19th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY