Karen Johnson Davidson County
Batch# 271466 DEEDWARR
08/14/2019 01:13:43 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190814-0081277

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Mark Rogers and wife, Katherine E. Rogers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David J. Craft, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, Page 667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Mark Rogers and wife, Katherine E. Rogers by Warranty deed from John Casamento and wife, Danielle Casamento of record in Instrument No. 20100518-0038063 Register's Office for Davidson County, Tennessee, dated May 13, 2010 and recorded on May 18, 2010.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7820 Farmington Place, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-19-7820

WITNESS THE EXECUTION HEREOF this 9th day of August, 2019.

J. Mark Rogers

Katherine E. Rogers

State of Tennessee)
County of Davidson)

On this 9th day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named J. Mark Rogers and Katherine E. Rogers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 305,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of August, 2019.

Notary Public

My Commission Expires: 2/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
David J. Craft
7820 Farmington Place
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
126-15-0A-024.00