Record and Return To:
Limestone Title & Escrow, LL
580 Franklin Road
Suite 203
Franklin, TN 37069

WARRANTY DEED

Karen Johnson Davidson County
Batch# 304822 DEEDWARR
10/23/2019 11:18:18 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20191023-0108684

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/1/23
(AFFIX SEAL)

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191321TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Rogers	Michael Rogers	
(NAME)	(NAME)	
2 Morningside	2 Morningside	043-09-0-194.00
Nashville, TN 37215	Nashville, TN 37215	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ten Thousand And No/100 Dollars ($110,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CASEY O. BURKES AND WIFE, TERESA A. BURKES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ROGERS, AN UNMARRIED MAN** 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 the Westerly 1/2 of Lot No. 8 Block H on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, 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 Casey O. Burkes and wife, Teresa A. Burkes by Quitclaim deed from Teresa A. Beardsley of record in Instrument No. 20130716-0073599 Register's Office for Davidson County, Tennessee, dated July 16, 2013 and recorded on July 16, 2013.

Being the same property conveyed to Teresa A. Beardsley by Warranty deed from Douglas R. Benjamin and wife, Jennifer Hull Benjamin of record in Instrument No. 20000814-0080315 Register's Office for Davidson County, Tennessee, dated August 09, 2000 and recorded on August 14, 2000.

unimproved ☐
This is improved ☒ property, known as 427 Dupont Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Casey Burkes and Teresa Burkes this 11th day of October 2019.

Casey O Burkes, by Teresa A Burkes as attorney-in-fact

Casey O. Burkes by Teresa A. Burkes as attorney-in-fact

Teresa C Burkes

Teresa A. Burkes

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of October, 2019, before me personally appeared Casey O. Burkes and Teresa A. Burkes to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Williamson (OD) County, Tennessee this 11 day of October, 2019

Commission Expires: _____

Notary Public

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020