WARRANTY DEED

Karen Johnson Davidson County
Batch# 318796 DEEDWARR
11/25/2019 09:06:31 AM 2 pgs
Fees: $13.00 Taxes: $2,804.23

20191125-0121274

J-WHITE-19-1141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
St. Joseph Properties LLC	**New Owner**	
(NAME)	(NAME)	**131-08-0-055.00**
947 Turnberry Cv		
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017		
(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, **TAYLOR WHITE, MARRIED AND GLENN B. ROGERS, II, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ST. JOSEPH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PROPERTY CALLED ZENADIA PLACE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN M. SULLIVAN, COUNTY SURVEYOR, DECEMBER 3, 1949, AS FOLLOWS:

BEGINNING IN THE CENTER OF GLENDALE PARK ROAD AT THE NORTHWEST CORNER OF A TRACT OF 3.92 ACRES CONVEYED TO MRS. FRANCES L. WOODWARD BY DEED FROM W. G. HIRSIG AND WIFE, OF RECORD IN BOOK 675, PAGE 362, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 77 DEGREES 13 MINUTES WEST 152 FEET; THENCE LEAVING SAID ROAD SOUTH 2 DEGREES 30 MINUTES WEST 307.4 FEET TO A POINT IN THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO MAX K. MOULDER AND WIFE, BY DEED FROM JOSEPH ROEMER AND WIFE, OF RECORD IN BOOK 1646, PAGE 466, SAID REGISTER'S OFFICE; THENCE WITH MOULDER'S NORTHERLY LINE, SOUTH 87 DEGREES 43 MINUTES EAST 146-2 FEET TO THE WESTERLY LINE OF THE WOODWARD PROPERTY; THENCE WITH SAID LINE, NORTH 2 DEGREES 30 MINUTES EAST 346.6 FEET TO THE BEGINNING, CONTAINING 1.17 ACRES, MORE OR LESS.

Being the same property conveyed to Taylor White, unmarried and Glenn B. Rogers, II, a married man by Warranty deed from Beverly D. Gibson and Gary Smith Webb, wife and husband of record in Instrument No. 20181030-0107496 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on October 30, 2018.

**Said property is not the primary residence of either Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien, but not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1141 Glendale Lane, Nashville, Tennessee 37204**.

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 21st DAY OF NOVEMBER, 2019.

Taylor White

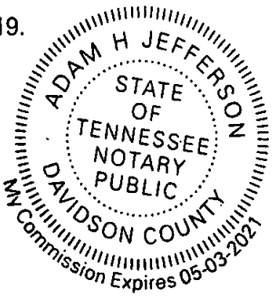
Glenn B. Rogers, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of November, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

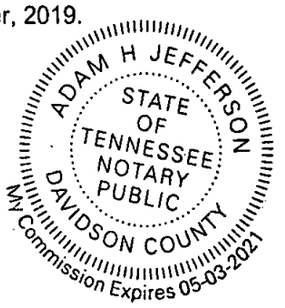


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN B. ROGERS, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
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Nashville, TN 37212