Karen Johnson Davidson County
Batch# 329807 DEEDWARR
12/13/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20191213-0128993

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912786

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00.

Katherine Waren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2019.

NOTARY PUBLIC

My commission expires: 12/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Adam Gunter and Lia Betsy Navarrette 4584 Whites Creek Pike Nashville, TN 37189	Same address as new owner	040-00-0-189.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy One Thousand and 00/100 Dollars ($271,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ROGERS**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SETH ADAM GUNTER AND LIA BETSY NAVARRETTE**, both unmarried, joint tenants with right of survivorship, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the First Councilmanic District, the Second Civil District of Davidson County, Tennessee, being Lot 4 on the Plan of Mills Stream Subdivision, which plat is of record in Plat Book 7900, page 992, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Michael Rogers, an unmarried man, by Warranty Deed from Thomas W. Schmittou and Anthony W. Schmittou, both unmarried, joint tenants with right of survivorship, dated 6/11/2019, recorded 7/1/2019, of record in Instrument No. 20190701-0063500, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Thomas W. Schmittou, Thomas B. Schmittou and Anthony W. Schmittou, all unmarried, Joint tenants with right of survivorship, by Warranty Deed from Donnie G. Collins, unmarried, dated 9/13/2005, recorded 9/19/2005, of record in Instrument No. 20050919-0122395, said Register's Office. Thomas B. Schmittou a/k/a Thomas Burton Schmittou having since died on 12/7/2017, leaving title vested in Thomas W. Schmittou and Anthony W. Schmittou.

The address of the herein described property is believed to be 4584 Whites Creek Pike, Nashville, TN 37189, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of December, 2019.

MICHAEL ROGERS
BY JEFFREY DENNIS ROGERS, JR.,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeffrey Dennis Rogers, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Michael Rogers, as his attorney-in-fact, and that he executed the same for the purposes therein contained, as the free act and deed of Michael Rogers.

WITNESS my hand and seal, this the 5th day of December, 2019.

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Notary Public

DAVID WEBBER
Printed Notary Name

My commission expires: 11/16/22

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022