Karen Johnson Davidson County
Batch# 348519 DEEDWARR
01/27/2020 08:39:43 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20200127-0009173

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tyler K. Cothron
4201 Chesney Glen Drive
Hermitage, TN 37076

SEND TAX BILL TO:
First Community Mortgage, Inc.
262 Robert Rose Drive, Ste. 200
Murfreesboro, TN 37129

MAP/PARCEL 087-01-0A-073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lauren Rogers, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Tyler K. Cothron, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, 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 Lauren Rogers, unmarried by Warranty deed from Joshua C. Wilson of record in Instrument No. 20130822-0088507 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on August 22, 2013.

This is improved property known as: **4201 Chesney Glen Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 24th day of January, 2020.

WITNESS MY HAND on this the 24th day of January, 2020

Lauren Rogers

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lauren Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is ~~greater~~, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190767