Karen Johnson Davidson County
Batch# 351801 DEEDWARR
02/03/2020 09:53:21 AM 2 pgs
Fees: $13.00 Taxes: $858.40
20200203-0012011

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Elizabeth Ellen Baker
275 Paragon Mills Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Movement Mortgage LLC, ISAOA/ATIMA
8024 Calvin Hall Road
Indian Land, South Carolina 29707

MAP 134
GROUP 13 0
PARCEL 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rogers Investment Properties, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Elizabeth Ellen Baker, a single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a 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. 67 on the Plan of Kenilworth Estates, Section 2, of record in Book 2900, Page 126, Register's Office for Davidson' County, Tennessee.

Said Lot No. 67 fronts 70 feet on the southerly side of Paragon Mills Road and extends back 150 feet on the westerly line and 163.5 feet on the easterly line, which is a broken line, to a dead line measuring 24 feet thereon.

Being the same property conveyed to Rogers Investment Properties, a Tennessee Limited Liability Company, by Quitclaim Deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company, dated November 15, 2019 and filed of record in Instrument 20191119-0119212, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the Plan of Kenilworth Estates, Section 2, of record in Book 2900, Page 126, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 3159, Page 308, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **275 Paragon Mills Road, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth Ellen Baker, a single woman, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless

otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 28th day of January, 2020.

Rogers Investment Properties, LLC, a Tennessee limited liability company

By Justin Rogers, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Justin Rogers,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Member** of **Rogers Investment Properties, LLC, a Tennessee limited liability company,** the within named bargainor, **Justin Rogers,** and that he as such **Authorized Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 28th day of January, 2020.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $232,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of January, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY