WARRANTY DEED

Karen Johnson Davidson County
Batch# 376362 **DEEDWARR**
03/24/2020 08:56:15 AM 2 pgs
Fees: $13.00 Taxes: $876.90

20200324-0031728

JM-SB-VRES-20-4030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

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)
Austin James Rogers and Samantha Alicia Senkowski	**NEW OWNER**	
(NAME)	(NAME)	
4030 Hoggett Ford Road		**097-02-0A-259.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **DAVID LAGRANDE JONES, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN JAMES ROGERS, AN UNMARRIED MAN, AND SAMANTHA ALICIA SENKOWSKI, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Davidson County, Tennessee, being Lot No. 259 on the Plan of Final Plat Villages Riverwood Section One, Phase 3A, Revision One of record in Plat Book 2, Page 160 and Revised at Instrument No. 20110630-0050230, 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 David LaGrande Jones Jr. by Quitclaim deed from Karen Rebecca Jones of record in Instrument No. 20140731-0068474 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on July 31, 2014.

The execution of this instrument is effected by the signature of Paul Hinman as Attorney-in-fact for David LaGrande Jones, Jr., which Power of Attorney is recorded in Instrument No. 20200324-0031727, in said Register's office.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20110630-0050230, Register's Office of Davidson County, Tennessee.
- Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument Number 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, and Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971, Instrument Number 20110427-0032200, and Instrument Number 201508120080705, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, TN.
- Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7621, Page 276; Book 4764, page 324 and Book 4049, page 395 in the

aforesaid Register's Office.
- Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structures of record in Instrument Number 20110718-0054638, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4030 Hoggett Ford Road, Hermitage, Tennessee 37076**.

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 13th DAY OF MARCH, 2020.

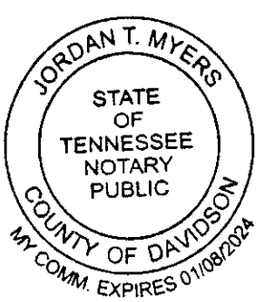
David LaGrande Jones, Jr.
by Paul Hinman as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID LAGRANDE JONES, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID LAGRANDE JONES, JR..

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212