WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/03/2024
(AFFIX SEAL)

KRISTY D. COLE STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Karen Johnson Davidson County
Batch# 376577 DEEDWARR
03/24/2020 01:27:29 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20200324-0031983

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Keith Rogers and Theresia J. Rogers, husband and wife	First National Bank of middle Tennessee	Map: 09616004800
(NAME) 3353 Percy Priest Dr.	(NAME) 200 East main St.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) McMinnville TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($279,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM L. RENICK, III AND SINDY E. BOLANOS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEITH ROGERS AND THERESIA J. ROGERS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 47 on the Plan of Hickory Bend, Section 5, of record in Book 3600, Page 45, Register's Office of said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William L. Renick, III and Sindy E. Bolanos, husband and wife, by deed from Secretary of Veterans Affairs, of record in Instrument No. 20090824-0079370, dated June 11, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 45, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3642, Page 478, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3353 Percy Priest Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 19th day of March, 2020.

William L. Renick, III

Sindy E. Bolanos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 19th day of March, 2020.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.