WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6472 AP

Karen Johnson Davidson County
Batch# 417639 DEEDWARR
06/17/2020 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20200617-0063353

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 3-1-2023
(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David K. Rogers and Suzanne W. Rogers, Husband and Wife	Mortgage Research Center dba Veterans United Home Loans	13610009300
(NAME)	(NAME)	
3505 Lanawood Drive	1400 Veterans United Dr,	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201314

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daniel J. Ward** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David K. Rogers and Suzanne W. 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being all of Lot No. 524 on the Plan of Section Eight, Priest Lake Park as shown on plat and survey of record in Plat Book 5200, page 418, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Daniel J. Ward by Warranty Deed from Anthony Russo and Stacy Russo dated July 20, 2015 and filed of record in Instrument No. 20150724-0073022, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 5960, page 868, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3505 Lanawood Drive, Nashville, TN 37217
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of June, 2020

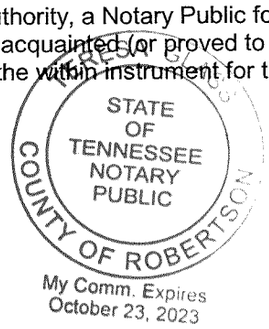
Daniel J. Ward

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel J. Ward, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th of June, 2020.

Notary Public
My Commission Expires:



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

