RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013753

Karen Johnson Davidson County
Batch# 422935 DEEDWARR
06/22/2020 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200622-0066608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Ashley Osgood
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2020.

Julie Garside
NOTARY PUBLIC

My commission expires: 1/3/23

JULIE GARSIDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip G. Wick and Deborah S. Wick 427 DuPont Avenue Madison, TN 37115	Same address as new owner	043-09-0-194.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ROGERS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PHILIP G. WICK AND DEBORAH S. WICK, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly ½ of Lot No. 8, Block H, on the Plan of Woodlawn Estates of record in Book 843, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Rogers, an unmarried man, from Casey O. Burkes and wife, Teresa A. Burkes, by Warranty Deed dated October 11, 2019, and recorded October 23, 2019 in Instrument #20191023-0108684, Register's Office for said County.

Being the same property previously conveyed to Casey O. Burkes and wife, Teresa A. Burkes from Teresa A. Beardsley by Quitclaim Deed dated July 16, 2013, and recorded July 16, 2013 in Instrument #20130716-0073599, Register's Office for said County.

The address of the herein described property is believed to be 427 DuPont Avenue, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of June, 2020.

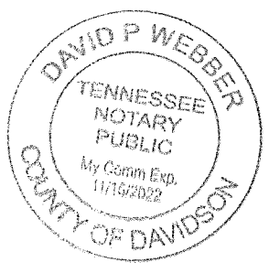
MICHAEL ROGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of June, 2020.

Notary Public
My commission expires: 11/16/22



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

