THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627548

Karen Johnson Davidson County
Batch# 431375 DEEDWARR
07/07/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $706.70
20200707-0072710

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $191,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

Notary Public
My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark McGlothlin 1112 Deerhurst Drive Nashville, TN 37221	New Owner	Tax Parcel ID No. 173 05 0A 221.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Gordon Rogers, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark McGlothlin, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being all of Lot No. 221 (Two Hundred Twenty One) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended of record in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Joseph Gordon Rogers III, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, of record in Instrument No. 20060912-0112949, in the Register's Office of Davidson County, Tennessee, dated August 18, 2006 and recorded September 12, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Barnes Crossing, as recorded in Instrument No. 20050128-0010427.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Barnes Crossing Condominium of record in Instrument No. 20050721-0084791 and Re-Recorded in Instrument No. 20050805-0092, as amended by instrument(s) of record in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1778 Red Jacket Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2020.

Joseph Gordon Rogers, III.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Gordon Rogers, III., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202007070072710