Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $348,400.00.

M. Spitznagle
Affiant

Karen Johnson Davidson County
Batch# 460175 **DEEDWARR**
08/19/2020 11:54:10 AM 2 pgs
Fees: $13.00 Taxes: $1,289.08
20200819-0093418

Subscribed and sworn to before me, this 12th day of August, 2020.

Janderson
Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

07-2007-87231

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
William C. Rokaitis 4787 Trenton Drive Hermitage TN 37076	New Owner	075-04-0-223.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry D. Massey and Vickie L. Massey, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William C. Rokaitis and Janice K. Rokaitis, husband and wife,** hereinafter called the Grantees, their successors 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. 493, on the Plan of Section Nine, Tulip Grove, of record in Book 4675, Page 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry D. Massey and wife, Vickie L. Massey by deed from Douglas F. Thornton and wife, Helen Thornton, dated July 24, 1985, recorded July 26, 1985, of record in Book 6615, Page 809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4787 Trenton Drive, Hermitage, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of August, 2020.

Terry D. Massey

Vickie L. Massey

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry D. Massey and Vickie L. Massey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12th day of August, 2020.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY