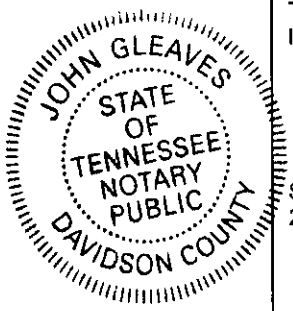
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$179,999.00~~ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2020

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 507326 **DEEDWARR**
11/02/2020 11:26:43 AM 2 pgs
Fees: $13.00 Taxes: $675.25

20201102-0127744

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-092087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James A. Fineman	New Owner	
(NAME)	(NAME)	
1508 Underwood Street		081-15-0-257.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS ($179,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ASHLEY N. ROGERS (F/K/A ASHLEY N. CONNELL), MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. FINEMAN,** 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 the Southeasterly part of Lot No. 310 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, described partly according to a survey made by Geo. W. Watkins, Surveyor, April 14, 1954 as follows:

Beginning at a point on the Northerly margin of Underwood Street 50 feet Eastwardly from the Southeast corner of a part of said Lot No. 310 conveyed to Albert F. Koch, Sr., by deed from Nettie Lee Koch, of record in Book 2243, Page 621, said Register' s Office said point being also 43 feet Westwardly from the Westerly margin of a 16 foot alley; thence North 20 degrees West 79.4 feet; thence North 50 degrees 15' East 17.6 feet to the Westerly margin of said alley; thence with the Westerly margin of said alley Southeastwardly 89 feet to the Northerly margin of said Underwood Street; thence with the Northerly margin of said Street Westwardly 43 feet to the beginning.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JGB HFK 201508

Being the same property conveyed to Ashley N. Connell, an unmarried woman by Warranty deed from David Scott Lawson, a married man and David S. Lawson Properties, LLC of record in Instrument No. 20160706-0069180 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 06, 2016.
The said Ashley N. Connell being one and the same, and now known, as Ashley N. Rogers.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 1508 Underwood Street, Nashville, TN 37208
(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 my/our hand(s) this the 29th day of October, 2020

Ashley N. Rogers

Andrew Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2020, before me personally appeared Ashley N. Rogers and Andrew Rogers, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of October, 2020.

Notary Public

My Commission Expires: 5/2/22
(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022