PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

33923-3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 523683 DEEDWARR
12/03/2020 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20201203-0140373

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00**

Affiant

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

Notary Public

My commission expires: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kayli Ann Hoehn and Brody William Vollrath		**172-09-A-077.00co**
608 Banbury Place	New Owner	
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy Blake Rogers and Stephanie J. Rogers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kayli Ann Hoehn and Brody William Vollrath, wife and husband

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 Lot No. 77 on the Final Plat of Banbury Crossing, Section Two, a Planned Unit Development, of record in Plat Book 9700, pages 605 thru 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Timothy Blake Rogers and Stephanie J. Rogers, husband and wife by Deed dated March 22, 2000 from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, of record in Instrument No. 20000323-0029540, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 9700, Pages 605 thru 609, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Declaration of Covenants, Conditions and Restrictions of Banbury Crossing of record in Book 10369, Page 48, and Supplemental of record in Book 10962, Page 516, amended in Instrument No. 20030728-0105031,and in Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.**

3. **By-Laws of Banbury Crossing Homeowners' Association, Inc., of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.**

4. **Charter of Banbury Crossing Homeowners' Association, Inc., of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee.**

5. **Conveyance of common area to Banbury Crossing Homeowner's Association, Inc., of record in Instrument No. 20190329-0028382, Register's Office for Davidson County, Tennessee.**

6. **All matters shown on the Boundary Plat of record in Book 9700, Page 549, Register's Office for Davidson County, Tennessee.**

7. **Grant of Transmission Line Easements of record in Book 1174, Page 153, in Book 2438, Page 392, and in Book 2438, Page 690, Register's Office for Davidson County, Tennessee.**

8. **Restrictive Covenants contained in instrument of record in Book 4148, Pages 75, 196, 247, 254, 261, 264, and 292, and in Book 4693, Page 690, Register's Office for Davidson County, Tennessee.**

9. **Storm Water Detention Agreement of record in Book 10633, Page 330, Register's Office for Davidson County, Tennessee.**

10. **Adoption of Recertification and Approval of the Final Plat of Section Two of Banbury Crossing, of record in Book 10970, Page 943, Register's Office for Davidson County, Tennessee.**

11. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **608 Banbury Place, Brentwood, TN 37027**

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 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 **12th** day of **November 2020.**

Timothy Blake Rogers — **Timothy Blake Rogers**

Stephanie J. Rogers — **Stephanie J. Rogers**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Timothy Blake Rogers and Stephanie J. Rogers,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **November 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21