This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
William R. Huffman
5601 Cloverland Drive #122
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

Map/Parcel
#160-15-OC-020.00CO

MORTGAGEE:
FirstBank
722 Columbia Ave
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 525903 **DEEDWARR**
12/07/2020 04:00:47 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20201207-0141902

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marc R. Rogers, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **William Huffman and Janet B. Huffman, husband and wife,** 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 Unit No. 122, in **Cloverland Hall, a Horizontal Property Regime**, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Registers Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of Cloverland Hall of record in Instrument No. 20021105-0135643, Registers Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall contained in the Master Deed and By-Laws appended thereto of record in Instrument No. 20021105-0135643, Registers Office Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copies herein, together with an undivided interest in common area/elements appurtenant to said unit.

Being all of the same property conveyed to Marc R. Rogers by Warranty Deed dated March 31, 2009, from Jacquelyn Teal Selle, unmarried appearing of record in Instrument No. 20090414-0033885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **5601 Cloverland Drive #122, Brentwood, Tennessee 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, their heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Amanda J. Rogers, the wife of Marc R. Rogers, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **1st** day of **December, 2020.**

Marc R. Rogers

Amanda J. Rogers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marc R. Rogers and Amanda J. Rogers**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of December, 2020.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/12/2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $430,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 3/7/23

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

File No. 20116294

Return to:
Title and Escrow, LLC
21st Avenue South
Nashville, TN 37212
G-SH-20-5601-122