Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

251-059

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 03/02/05 12:49 2 pgs
Fees:13.00 Taxes:1017.50
20050302-0022995

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **February, 2005** by and between **Shelly L. Maxwell** [illegible], **and husband Rich Olson**, herein after referred to as GRANTOR, and **Christopher James Rogers and Anita Dawn Greene-Rogers** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 129 on the Plan of Stone Creek Park, Section 1-C, a Planned Unit Development, of record in Plat Book 9700, pages 469 thru 470, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Special Exceptions:

1) Restrictions of record in Book 10324, page 365, as amended in Instrument No. 200107190076875 and Instrument No. 20020722087705, Register's Office for Davidson County, Tennessee.

2) Homeowner's Association Charter of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.

3) Easement Agreement of record in Book 10716, page 596, Register's Office for Davidson County, Tennessee.

4) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shelly L. Maxwell, a single person, by Warranty Deed from Zaring Homes, Inc., of record in Instrument #200009050087128, dated August 29, 2000, recorded September 5, 2000, Register's Office for Davidson County, Tennessee. [illegible]

This is improved/unimproved property known as: 300 Stone Heath Court, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Shelly L. Maxwell
Signature of Seller

[illegible]

Rich Olson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Shelly L. Maxwell and husband, Rich Olson** , the within named bargainors, 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, at office, this **25th** day of **February, 2005.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Christopher James Rogers and Anita Dawn Greene-Rogers
300 Stone Heath Court, Nashville, TN 37211

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400, Franklin, TN 37067

Map & Parcel: 180.03-0A-022.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$275,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **February, 2005.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

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Franklin, TN 37067
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