Davidson County DEEDWARR
Recvd: 08/17/06 16:09 2 pgs
Fees:13.00 Taxes:740.00
20060817-0101770

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2006. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 20[illegible]

Address New Owner As Follows: Hammond & Brandt Builders, LLC 2607 Eugenia Avenue Nashville, TN 37211	Send Tax Bills To: New Owner	Map-Parcel Number: Map 131-03-0-R 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENN B. ROGERS AND WIFE, MARIANNE H. ROGERS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HAMMOND & BRANDT BUILDERS, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Oxford Hill Cluster Lot Subdivision of record as Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Glenn B. Rogers and wife, Marianne H. Rogers, by deeds of record as Instrument No. 20040623-0074522 and Instrument No. 20040623-0074523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 Metro taxes, a lien but not yet due and payable. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record as Instrument No. 20040917-0112313, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Oxford Hill, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060303-0024723, Register's Office for said County.

5. ByLaws of Oxford Hill Homeowners Association, Inc. of record in Instrument No. 20060303-0024724, said Register's Office.

This is unimproved property known as 405 Shackleford Court, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of August, 2006.

Glenn B. Rogers

Marianne H. Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GLENN B. ROGERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of August, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIANNE H. ROGERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of August, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007