McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2006.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/31/06 12:18 2 pgs
Fees:13.00 Taxes:677.10
20060831-0107770

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Xennie Elizabeth Fox	**New Owner**	**Map\Parcel: 126-15-O-B-247-CO**
7116 Commonwealth Circle		
Nashville, Tennessee 37221		

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

Christopher Rogers and Elizabeth Rogers, husband and wife

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

Xennie Elizabeth Fox, an unmarried woman

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. 142 on the Plan of Section Three, Lexington Point Subdivision of record in Instrument No: 20020116-0006331, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Rogers and Elizabeth Rogers, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated July 21, 2003, of record in Instrument #20030728-0105817, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument #20020116-0006331, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument #200001018-0103445, Instrument #20010522-0052909, Instrument #20020219-0021061, and Instrument #20020214-0019754, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Chancery Book 1, Page 121, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument #20020729-0090372, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument #20001020-0104424, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 11669, Page 837, Register's Office for DAVIDSON County, Tennessee.
Tennessee Valley Authority Easement of record in Book 4230, Page 987, Book 4205, Page 184, Book 4226, Page 715, and Book 4257, Page 647, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404, Book 7526, Page 315, Book 7526, Page 318 and 324, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 7116 Commonwealth Circle, Nashville, Tennessee 37221.

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 in 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 25th day of August, 2006.

Christopher Rogers

Elizabeth Rogers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Christopher Rogers and Elizabeth Rogers, husband and wife , the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2006.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

File #: **06645-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027