Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
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20061009-0125281

STATE OF TENNESSEE
COUNTY ~~OF WILSON~~
The actual consideration or value, whichever is greater, for this transfer is ~~$134,000.00~~ 127,500.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2006.

Notary Public
My commission expires: ~~02/24/08~~ 7-13-08

06-0608-72442

Address of New Owner:	Send Tax Bills to:	Tax Information
Cole J. Rogers		86-12-0-102
204 Saddlestone Ct. N.	NEW OWNER	
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wendy D. Anderson, now Hardin, a married woman, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Cole J. Rogers, a single man, and Kristen J. Wenick, a single woman, as tenants in common with right of survivorship, hereinafter called the Grantees, their successors 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. 9, on the Plan of Rockwood Estates, of record in Instrument No. 20001013-0102078, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy D. Anderson by deed from Universal Builders, L.L.C., dated 2-28-02, recorded 3-6-02, of record in Instrument No. 20020306-0028305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Joshua Hardin, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 204 Saddlestone Ct. N., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of September, 2006.

Wendy D. Anderson Hardin Joshua Hardin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendy D. Anderson Hardin and Joshua Hardin , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of September, 2006.

Kathleen Tomlinson
Davidson

My Commission expires 02/24/08