THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26837-07-2007** **Record & Return To:** **Southland Title & Escrow Co., Inc.** **7101 Executive Center Drive, #151** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Catherine Logsdale Affiant Subscribed and sworn to before me this 1st day of August, 2007. Georgette R Kennedy Notary Public My Commission Expires: 9-19-09

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Bridget R. Rogers 7053 Still Springs Hollow Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 128160A010.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A Dodd, an unmarried person**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bridget R. Rogers, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7053 Still Springs Hollow Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2007.

Elizabeth A Dodd

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth A Dodd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2007.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/03/07 11:06 2 pgs
Fees:13.00 Taxes:1017.50

20070803-0092538

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of First Revision Section I- Phase I Still Spring Hollow as of record in Plat Book 7900, page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth A. Dodd, an unmarried woman by deed dated March 31, 1994 from Continental Development and Construction, Inc. of record in Book 9301, page 537, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Still Springs Hollow of record in Book 7963, page 400, amended in Book 8179, page 464, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of The Still Spring Hollow Owners Association, of record in Book 8294, page 40, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Still Springs Hollow Homeowners Association of record in Book 8257, page 634, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of The Still Springs Hollow Owners Association of record in Book 7930, page 909, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 135, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Book 6900, pages 991-992, Register's Office for Davidson County, Tennessee.
8. Easement to The State of Tennessee of record in Book 7858, page 226, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7542, page 241, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 7921, page 471, Register's Office for Davidson County, Tennessee.