03

Realty Title 48-A

Davidson County DEEDWARR
Recvd: 08/17/07 09:05 2 pgs
Fees:13.00 Taxes:681.91
20070817-0098368

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$184,300.00.**

Robin Edwards
Affiant

Subscribed and sworn to before me, this the 24th day of July, 2007.

Notary Public

My commission expires: 1-26-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy Ross	**Peoples Home Equity**	**Part of 118-01 086.00**
1208 A Kirkwood Avenue	**301 South Perimeter Park Drive, #100**	
Nashville, TN 37212	**Nashville, TN 37211**	

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

Justin W. Rogers, a married man, and Renee B. Leymon, an unmarried woman *

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

Timothy Ross

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 Unit No. 81A on the Plan of Kirkwood Townhomes, a horizontal property regime with Private Elements as shown on Exhibit "C" to the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20070524-0062286, being located upon Lot No. 81 on the Plan of Victoria Place of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Justin W. Rogers, a married man and Renee B. Leymon, an unmarried woman by deed from Peter S. R. Harmer, Jr., a married man of record in Instrument No. 20061113-0140278, Register's Office for Davidson County, Tennessee. *

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1208 A Kirkwood Avenue, Nashville, TN 37212**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 24th day of July, 2007.

*Grantors hereby certify, under penalty of perjury, that this property has never been the primary residence of herein grantors or their spouse(s).

Justin W. Rogers
Justin W. Rogers

Renee B. Leymon - by Justin W. Rogers Atty-in-fact
Renee B. Leymon
By: Justin W. Rogers, her Attorney in Fact

* Subject property is not now, and never has been the residence of the grantors herein, nor any spouse or assigns.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Justin W. Rogers, a married man**, the bargainor(s) 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 24th day of **July, 2007.**

Notary Public

My Commission Expires: 1-26.08

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Justin W. Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Renee B. Leymon,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Renee B. Leymon**, the within named bargainor(s) by the said **Justin W. Rogers** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 24th day of July, 2007.

Notary Public

My commission expires 1-26.08

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY