# WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2007

Laura B. Rininger
Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 3-21-09
(AFFIX SEAL)

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 EXECUTIVE CENTER DR., BRENTWOOD, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Bryan Morse | Suntrust Mortgage Inc | Parcel ID: |
| 5004 Darlington Drive | P.O. Box 79041 | 14709010400 |
| Nashville, TN 37211 | Baltimore, MD 21279.0041 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**John D. Rodgers and wife, Carmen Ofelia Ann Rodgers**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Bryan Morse and Suzanne Morse, husband and wife**

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. 205, on the Plan of Section One, Caldwell County Estates, of record in Book 2663, Pages 68-69, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John D. Rogers and wife, Carmen Ofelia Ann Rogers by quitclaim deed from John D. Rogers, of record in Instrument 20070329-0037621, dated March 29, 2007 and recorded March 29, 2007 said Register's Office. See Also Warranty Deed of record in Book 11115, Page 583 and rerecorded in Book 11124, Page 274, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2802, Page 369, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2663, Pages 68 & 69, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 5004 Darlington Drive, Nashville, TN 37211

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 and assigns forever; and we do covenant with 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 is 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 our hands this 17th day of October, 2007.

John D. Rodgers

Carmen Ofelia Ann Rodgers

Carmen Ofelia Ann Rodgers

Davidson County DEEDWARR
Recvd: 10/19/07 08:41 2 pgs
Fees:13.00 Taxes:925.00

20071019-0124149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Rodgers and Carmen Ofelia Ann Rodgers, with whom I am personally acquainted (or proved to me 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 and official seal at Nashville, Tennessee, this 17th day of October, 2007.

Notary Public

My Commission Expires: 01/24/2009

