File No. 270700955

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/07 10:03 2 pgs
Fees:13.00 Taxes:414.03
20071107-0131303

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Holston	JPMorgan Chase Bank, N.A.	049-16-0A 034.00CO
(NAME) 730 Willow Trace Drive	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert Rodgers, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly A. Holston, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Willow Trace Subdivision, a plat of which is of record in Book 7900, Page 46 and amended in Book 8179, Page 461 (erroneously cited as Page 462 in two prior deeds), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tameka M. Johnson by Special Warranty Deed dated May 18, 2004 of record in Instrument No. 20040706-0079566, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Bank of New York, as Trustee for the Certificateholders CWABS Incorporated, Asset-Backed Certificates, Series 2004-6 by Trustee's Deed dated November 1, 2006 of record in Instrument No. 20061109-0139349, Register's Office for Davidson County Tennessee and further being the same property conveyed to Robert Rodgers by Tennessee Special Warranty Deed dated May 2, 2007 of record in Instrument No. 20070517-0059140, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 7900, Page 46 and amended in Book 8179, Page 461 (erroneously cited as Page 462 in prior two deeds); all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2007 and thereafter, a lien not yet due and payable. Boundary Plat of record in Book 7900, Page 13, Water Easement to Metropolitan Government of Nashville of record in Book 8377, Page 857, Sewer Easement to Metropolitan Government of Nashville of record in Book 8377, Page 952 and Restrictions as of record in Book 7777, Page 162, Book 7777, Page 180, Book 7843, Page 791 and Book 8023, Page 692, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 730 Willow Trace Drive, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 hands this 5th day of November, 2007.

Robert Rodgers

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert Rodgers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of November, 2007.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 270700955

RETURN TO:

Southern Title Services
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Gallatin, TN 37066