BILL GARRETT, Davidson County
Trans: T20090059969 DEEDWARR
Recvd: 09/01/09 16:04 2 pgs
Fees: 13.00 Taxes: 540.20

20090901-0082165

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$146,000.00** Affiant Subscribed and sworn to before me, this 24th day of August, 2009. Notary Public My commission expires: 7-24-10

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melanie Barnett	New Owner	**Map 072, Group 16-0, Parcel 257.00**
1512 Dugger Drive		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Jane N. Rogers and husband Frank Rogers

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

Melanie Barnett and unmarried person

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. 33 on the map of Dugger Heights, of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jane N. Rogers, married, by Warranty Deed, from Eddie R. Boshers and Barbara C. Boshers, husband and wife, of record in Instrument No. 20071218-0144970, Dated December 14, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, page 102, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 1717, page 57, Register's Office for DAVIDSON County. Tennessee. Sewer & Drainage Easement to Metro of record in Book 4096, page 831, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property. 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.

This is **improved (X)** unimproved (____) property known as 1512 Dugger Drive, Nashville, TN 37206.

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 that we are 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 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/our hand(s) this 24th day of August, 2009.

Jane N. Rogers By Julie Phillips her Attorney in Fact.

Jane N. Rogers by Julie Phillips, her Attorney-in-Fact

Frank Rogers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Julie Phillips**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Jane N. Rogers** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Jane N. Rogers**, and is authorized by her to execute this instrument on her behalf.

This the 27th day of August, 2009.

My Commission Expires: My Commission Expires October 10, 2009

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Frank Rogers,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2009.

My commission expires: _____

Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **09883-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212