WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**$80,904.76**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2009

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

mail to: **THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Rogers	NEW OWNER	104-1-67
(NAME)	(NAME)	
608 Regent Park Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		2009-0320
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	No Title Search Performed

FOR AND 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, **Dana L. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Rogers**, 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:

Being Lot No. 7 and the southerly half of Lot No. 6 on the Map of Westdale Subdivision, as of record in Book 547, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and part of Lot No. 6 front together 75 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and run back 285 feet on the southerly line and 287.5 feet, more or less, on the northerly line, to an alley, measuring 75 thereon.

Being the same property conveyed to Dana L. Smith by warranty deed of Dean Drake Caplinger etal. of record in Instrument No. 20090724-0069565, said Register's Office, dated 07/20/2009

Said property is also known as Unit 1 and Unit 2 (all the property) as depicted on and subject to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 37th Avenue, a horizontal property regime of record in Instrument No. 200908120076054, said Register's Office, filed on 08/12/2009.

Subject to: all matters appearing of public record

This property, known as 217 37th Avenue North, Nashville, TN 37209
(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 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 my/our hand(s) this 20th DAY OF AUGUST, 2009.

Dana L. Smith

BILL GARRETT, Davidson County
Trans:T20090060190 DEEDWARR
Recvd: 09/02/09 10:48 1 pgs
Fees:13.00 Taxes:299.35
20090902-0082367

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana L. Smith, with whom I am personally acquainted (or provided 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, this the 20 day of August 2009

Notary Public

My Commission Expires: AUG 23, 2010

(SEAL)

SALLY MIKUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds