WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,160.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2009

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
mail to: 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
Kelli Jae Shutt	Same as new Customer	A PORTION OF 104-1-67
(NAME)	(NAME)	
217 37th Avenue North, Unit 2		
(ADDRESS)	(ADDRESS)	2A09-0320
Nashville, TN37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Justin Rogers,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelli Jae Shutt**, 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 2 of Townhomes at 37th which is the Resubdivision of Lot 7 and 6 of Westdale Subdivision, as shown on Plat of record in Instrument No. 200908120076054, as corrected in Instrument No. 20090902008 2366 **, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

Being a portion of 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 and dated 07/20/2009.

Being a portion of the same property conveyed to Justin Rogers by deed of Dana L. Smith of record in Instrument No. 20090902 0082367 **, said Register's Office.**

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2009 Taxes constitute a lien against said property but are not yet due and payable. Declaration of Covenants, Condtions and Restrictions of record in Instrument No. 200908120076054, said Register's Office. Plat of record in Book 547, page 50, said Register's Office.

This property, known as 217 37th Avenue North, Unit 2, 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

BILL GARRETT, Davidson County
Trans:T20090060190 DEEDWARR
Recvd: 09/02/09 10:54 2 pgs
Fees:13.00 Taxes:252.19

20090902-0082370

Witness my/our hand(s) this 31ST DAY OF AUGUST, 2009.

Justin Rogers

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Rogers 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 31st day of August, 2009.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY