WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100023063 DEEDWARR
Recvd: 04/19/10 14:10 2 pgs
Fees:13.00 Taxes:939.80
20100419-0029362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2010.

Notary Public

M.Y. COMMISSION EXPIRES: 1/9/2012
(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 256 Seaboard Lane, C-101, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Matthew Rogers	F & M Bank	104-4E-204.00C
(NAME)	(NAME)	
1101 18th Avenue, South, Unit 204	10 Cadillac Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Brentwood, Tennessee 37027	
(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, Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie Browner Rogers and James Matthew Rogers, wife and husband, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 204, on the Plan of 1101 Eighteenth Avenue, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument Number 20060807-0096688; and re-recorded in Instrument No. 20060817-0101760, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1101 Eighteenth Avenue as shown on Exhibit "E" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Parking Space Number 9 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with the transfer of this unit.

Being part of the same property conveyed to 1101 Eighteenth Partners, LLC by deed from Bobby W. Hurt and wife, Pamila A. Hurt, dated September 21, 2005, of record in Instrument No. 20050922-0113802; and also part of the same property conveyed to 1101 Eighteenth Partners, LLC by deed from Robert J. Jackson, II, unmarried and Mendi D. Hunley and husband, Billy D. Wells, dated September 21, 2005, of record in Instrument No. 20050922-0113804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Unimproved ☐

This is improved ☒ property, known as 1101 18th Avenue, South, Unit 204, Nashville, Tennessee 37212
(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 hand this 14th day of April, 2010.

1101 Eighteenth Partners, LLC by
Martin H. Heflin, Managing Member

NOTARY AFFIDAVIT

State of TENNESSEE, County of DAVIDSON }SS:

On April 14th, 2010 before me, the Undersigned, a Notary Public in and for said state, personally appeared

MARTIN H. HEFLIN, MANAGING MEMBER OF 1101 EIGHTEENTH PARTNERS, LLC

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

(seal)

WILLIAMSON COUNTY, TN ANDREW P. GRISHAM NOTARY PUBLIC AT LARGE

Printed name: Andrew P. Grisham

My commission expires: 5-12-14