Prepared by

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100024528 DEEDWARR
Recvd: 04/26/10 09:41 2 pgs
Fees: 13.00 Taxes: 488.40
20100426-0031132

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Shirley L. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Rogers	George W. Rogers	Map 64-12-A
(NAME) 314 Thunder Place	(NAME) 314 Thunder Place	Parcel 314 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **SHERRIE G. STURGIS AND TRUMAN L. BEAN, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE W. ROGERS AND WIFE, SHIRLEY L. 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 314 on the Plan of Fox Run Condominiums, Second Revision – Part of Section 2 and First Revision – Part of Section 1, of record in Plat Book 6250, page 118, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Minnie B. Bean by deed from Richard J. Keller and wife, Elizabeth Ann Keller, of record in Book 11140, page 656, said Register's Office. Minnie B. Bean has since died. Sherrie G. Sturgis and Truman L. Bean, Jr. are the devisees under the Will of Minnie B. Bean probated on February 16, 2010, under Docket No. 10P257, Probate Court Clerk's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in this property as married persons and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 18, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4956, page 590, Book 5174, page 611, Book 5535, page 713, Book 5895, page 516, Book 5548, page 852, Book 8510, page 95, Book 8510, page 100, Book 5564, page 582 and Book 5936, page 301, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 314 Thunder Place, Hermitage, Tennessee 37076
(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 our hands this 23rd day of April, 2010.

Sherrie G. Sturgis

Sherrie G. Sturgis

Truman L. Bean, Jr.

Truman L. Bean, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherrie G. Sturgis and Truman L. Bean, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public