When recorded return to: TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010174

Send Tax Bills To:
SWBC Mortgage Corporation
213 Overlook Circle, Ste A-4
Brentwood, TN 37027

New Owner is:
Sarah Newcomb
516 Cedar Forest Court
Nashville, TN 37221

MAP: 128-03-0A

PARCEL: 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chad Anthony Rogers, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sarah Newcomb, a married person, and Kristen E. McCellan, an unmarried person,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **516 Cedar Forest Court, Nashville, TN 37221**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 15 on the Plan of First Revision Cedar Forest, a Planned Unit Development (P.U.D.), of record in Plat Book 6900, page 383, 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 Chad Anthony Rogers by Quitclaim Deed from Gretchyn Kay Boshart, dated 6/19/09 and recorded 6/19/09 in Instrument Number 20090619-0057407; and the same property previously conveyed to Gretchyn Kay Boshart by Final Decree of Divorce (Docket No. 07D-3629 in Fourth Circuit Court for Davidson County, Tennessee) from John William Nichols, dated 2/24/09 and recorded 5/13/09 in Instrument Number 20090513-0043909; and the same property previously conveyed to John W. Nichols and wife, Gretchyn Boshart by Warranty Deed from National Residential Nominee Services, Inc., dated 3/4/04 and recorded 3/26/04 in Instrument Number 20040326-0034148, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CR
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100026439 DEEDWARR
Recvd: 05/03/10 15:02 2 pgs
Fees:13.00 Taxes:747.40
20100503-0033626

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of April, 2010.

GRANTOR(S):

CHAD ANTHONY ROGERS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Chad Anthony Rogers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of April, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is **$202,000.00**.

AFFIANT

SWORN TO and subscribed before me this 30th day of April, 2010.

NOTARY PUBLIC
My commission expires: _____

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013