THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** CRT File No. 10040[illegible]	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $141,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2010. Notary Public My Commission Expires: 11/20/2012

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN.

WARRANTY DEED

Address New Owner: J. Mark Rogers and Katherine E. Rogers 7820 Farmington Place Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126150A02400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Casamento and wife, Danielle Casamento** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Mark Rogers and wife, Katherine E. Rogers** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 24, PHASE ONE, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 7900, Page 667, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to John Casamento and wife, Danielle Casamento by Warranty Deed from Oak Hill Builders, Inc., recorded on the 16th day of April, 2002 in Instrument No. 20020416-0046799, re-recorded at Instrument No. 20020614-0072451, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, BOONE TRACE AT BILTMORE, as recorded in Plat Book 7900, Page(s) 667.

Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, re-recorded in Book 9735, Page 931, and Instrument No. 20010717-0075902 and Book 7265, Page 676.

Easement for Right of Way/Utilities recorded in Book 8992, Page 62.

Easement recorded in Book 8975, Page 753.

This is improved property located at 7820 Farmington Place Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100029712 DEEDWARR
Recvd: 05/18/10 08:30 2 pgs
Fees:13.00 Taxes:706.70
20100518-0038063

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of May, 2010.

John Casamento

Danielle Casamento

STATE OF NEW JERSEY)
COUNTY OF ~~NEW JERSEY~~ MORRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Casamento and Danielle Casamento, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of May, 2010.

Notary Public

My Commission Expires: 06/28/2012

SUSAN E. TAYLOR
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 06/28/2012

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075