Rec to Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100031650 DEEDWARR
Recvd: 05/26/10 11:20 2 pgs
Fees:13.00 Taxes:758.50
20100526-0040565

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2010.

Notary Public

My commission expires: 4-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jimmy L. Petty	Brand Mortgage Group	**128-03-0-B 15.00**
655 Williamsport Court	6224 Sugarloaf Pky # 200	
Nashville, TN 37221	Duluth GA 30097	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joseph Richard Rogoski Jr., as to a 1/2 undivided interest, and Shelley R. Rogoski, as to a 1/2 undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy L. Petty and wife, Brittany R. Petty

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 Lot No. 15 on the plan of Williamsport Subdivision, Section One, a Residential Planned Unit Development of record in Plat Book 7900, Pages 628 and 629, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joseph R. Rogoski, Jr., and wife, Shelley R. Rogoski by deed from Cathy K. Vickers, of record in Instrument No.20020301-0026174, Register's Office for Davidson County, Tennessee. The said Joseph R. Rogoski, Jr., and Shelley R. Rogoski having since divorced, the property is vested in Joseph R. Rogoski, Jr., as to a 1/2 undivided interest and Shelley R. Rogoski as to a 1/2 undivided interest, as tenants in common, as pursuant to a Final Decree of Divorce filed in No. 09D-1953 in the Eighth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **655 Williamsport Court, Nashville, TN 37221.**

The signature of Joseph R. Rogoski, Jr. is signed by his duly appointed Attorney-in-fact Emily Prophet, pursuant to the Power of Attorney recorded in Instrument # * _____, said Register's Office.

*20100526-0040564

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 21st day of April, 2010.

Joseph Richard Rogoski, Jr. by Emily Prophet, his attorney, in fact

Joseph Richard Rogoski Jr.
By: Emily Prophet, his Attorney in Fact

Shelley R. Rogoski

Shelley R. Rogoski

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Shelley R. Rogoski**, an unmarried woman the bargainor(s) 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, at office, this **21st** day of **April, 2010.**

Notary Public

My Commission Expires: 11-22-10

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Emily Prophet,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Joseph R. Rogoski, Jr.,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Joseph R. Rogoski, Jr.**, the within named bargainor(s) by the said **Emily Prophet** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 21st day of May, 2010.

Notary Public

My commission expires 11-22-10

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, COUNTY