BILL GARRETT, Davidson County
Trans:T20100035550 DEEDWARR
Recvd: 06/11/10 09:27 2 pgs
Fees:13.00 Taxes:462.50
20100611-0045389

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 28th day of May, 2010

Notary Public
My commission expires: 5/8/2012

05-1004-64948

Address of New Owner:	Send Tax Bills to:	Tax Information
Walter Perry Shealy 3301 White Pine Drive Nashville TN 37214	New Owner at Property Address	108-08-0 082.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Roth now known as Jennifer Rodgers and husband, Allan Rodgers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Walter Perry Shealy, hereinafter called the Grantees, their successors 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. 240, on the Plan of Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 206, and Lots 238 thru 240, Section Two, Larchwood, of record in Book 5200, Pages 207 and 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Roth and husband, Allan Rodgers by deed from Carolyn Gail King, unmarried, dated September 15, 2006, recorded September 19, 2006, of record in Instrument No. 20060919-0115840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3301 White Pine Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of May, 2010.

Jennifer Rodgers

Allan Rodgers

STATE OF TENNESSEE
COUNTY OF SUMNEr

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Rodgers and Allan Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of May, 2010.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014