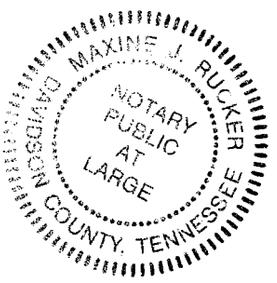
File No. 210050480

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: . MAR 1 0 2012
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/10/10 16:16 2 pgs
Fees:13.00 Taxes:425.50
20100910-0072278

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cortland Rogers		
(NAME) 3228 Crislynndale Drive	(NAME) SAME	MAP/PARCEL 05015010200
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Sheri Prosser, a married woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Cortland Rogers, unmarried and Kori Dannielle Lyons, unmarried, Tenants in Common with rights of survivorship**, hereinafter called the grantee(s), 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. 539 on the Plan of Parkwood Estates, Section Three, of record in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sheri Prosser by Deed from Shellie Wallace, Successor Trustee, dated May 19, 2010 and filed for record on May 26, 2010 in Instrument 20100526-0040545, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3313, Page 402, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3228 Crislynndale Drive, Nashville, TN 37207
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of September, 2010.

Sheri Prosser by Marc Prosser atty in fact

Atty. in fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Marc Prosser, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Instrument No. 20100910-0072277, Registers Office for Davidson, the **Attorney-in-Fact** of Sheri Prosser (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 9/10/2010.

My Commission Expires:. 11.5.2012

Lissa Groom, Notary Public.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 210050480

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler Cole
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE