WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-RA-10-100

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Matthew W Wolford
Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Wolford	Fifth Third Mortgage Company	
100 Chitwood Court (ADDRESS)	(NAME) 5050 Kingsley Drive (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Cincinnati, OH 45263 (CITY) (STATE) (ZIP)	63-16-B-180.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NATHAN A. ROGERS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW W. WOLFORD AND WIFE, AMANDA N. WOLFORD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 262, HAMPTON PARK (FORMERLY CHITWOOD DOWNS), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 550, AMENDED IN BOOK 8181, PAGE 112, 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 NATHAN A. ROGERS, UNMARRIED BY WARRANTY DEED FROM ANTHONY F. BALLINGER AND WIFE, SHERRY S. BALLINGER, RECORDED ON THE 7TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060607-0067505, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 6900, PAGE 550, AMENDED IN BOOK 8181, PAGE 112; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7351, PAGE 582, AMENDED IN BOOK 7451, PAGE 739 AND BOOK 8336, PAGE 393; ARTICLES OF INCORPORATION FOR HAMPTON PARK HOA OF RECORD IN BOOK 8833, PAGE 216; HOA CHARTER OF RECORD IN BOOK 8517, PAGE 762; QUITCLAIM DEED FOR "OPEN SPACE" AND "FLOOR PLAN" OF RECORD IN BOOK 8207, PAGE 276, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL INTEREST, MARITAL OR OTHERWISE, SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 100 Chitwood Court, Old Hickory, Tennessee 37138
(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.

BILL GARRETT, Davidson County
Trans:T20100062197 DEEDWARR
Recvd: 10/01/10 14:52 2 pgs
Fees:13.00 Taxes:629.00
20101001-0078672

Witness my/our hand(s) this 28th day of September, 2010.

Nathan A. Rogers

Emily Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan A. Rogers and Emily Rogers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903