(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***650,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20110007955 DEEDWARR
Recvd: 02/07/11 14:15 2 pgs
Fees:13.00 Taxes:2405.00
20110207-0010807

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 28th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Glenn Bass Rogers, II 1912 Edenbridge Way Nashville, Tennessee 37215	Pinnacle National Bank 150 3rd Avenue, South Suite 900 Nashville, Tennessee 37201	MAP 144-16-0 PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty Thousand and 00/100 Dollars ($***650,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Michael J. Valentine, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Glenn Bass Rogers, II, and wife, Amanda F. Rogers, (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:

BEING Lot No. 98 on the Plan of Hound's Run of record in Book 6900, pages 167 through 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald F.C. Kourany, unmarried, by Warranty Deed dated September 18, 1991, from Fidelity Federal Bank, FSB, of record in Book 8445, page 790, in the Register's Office for Davidson County, Tennessee; the said Ronald F.C. Kourany (being one and the same person as Ronald-Frederic C. Kourany) having since died testate on January 19, 2007, and by his Last Will and Testament of record as Docket No. 07P276 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, devised subject property to Michael J. Valentine as the residual beneficiary of his estate and also being the same property conveyed to Michael J. Valentine by Executor's Quitclaim Deed dated June 27, 2008, from Michael J. Valentine, Executor of the Estate of Ronald-Frederic C. Kourany, of record as Instrument No. 20080711-0071160 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1912 Edenbridge Way, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Hound's Run of record in Book 6900, pages 167 through 171, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 28th day of January, 2011.

Michael J. Valentine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 28th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY