BILL GARRETT, Davidson County
Trans:T20110013256 DEEDWARR
Recvd: 03/04/11 13:28 4 pgs
Fees:23.00 Taxes:1276.13
20110304-0017590

This Instrument prepared by:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
Suite 1850, One Nashville Place
Nashville, Tennessee 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
James M. Luther **Anna F. Luther** **5205 Anchorage Drive,** **Nashville, 37220**	**(Same)**	132-14-0-038

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Ulna Miriam Rogers Fowler, Thomas R. McDonald, III and Lexie Jean Brown Waggener** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **James M. Luther and wife, Anna F. Luther** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, page 16, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Van Leer Drive at the common corner of Lots 83 and 84; thence with the line between said Lots 219.10 feet to a point; thence easterly 120.50 feet to a point in the margin of Churchwood Drive; thence with the margin of same northerly 316.09 feet to the beginning of a curve; thence around said curve, with a radius & 25 feet, in a northwesterly direction 48.11 feet to a point in the margin of Van Leer Drive; thence with the margin of same 192.01 feet to the beginning.

Being the same property conveyed to THOMAS W. ROGERS AND WIFE, RENA CRUCE ROGERS, by deed from ALBERT ROTTERO AND WIFE, PEARL B. ROTTERO, of record in Book 2448, page 329, dated September 2, 1955, said Register's Office. The said Thomas W. Rogers having since predeceased the said Rena Cruce Rogers. And the said Rena Cruce Rogers having since died. According to the Will filed as Docket No. 95P-1177 in the Davidson County Probate Clerk's Office, Nancy L. Rogers and Rena Carolyn Rogers inherited the subject property. With that being said the said Nancy L. Rogers having since died intestate on or about August 2, 2000. Nancy L. Rogers estate was administered in Davidson County

Probate Clerk's Office as Docket No. 00P-1569, leaving Rena Carolyn Rogers as her sole heir at law, which is also evidenced by the Affidavit of Heirship of record as Instrument No. 20031031-0160045, dated August 6, 2003, said Register's Office. Rena Carolyn Rogers having since died testate on March 30, 2010 in Davidson County Tennessee and pursuant to her Will filed in Docket No. 10P-684 in the Davidson County Probate Clerk's Office, she devised said real property to Ulna Miriam Rogers Fowler, Thomas R. McDonald, III and Lexie Jean Brown Waggener.

This is improved property commonly known as: **4701 Churchwood Drive, Nashville, Tennessee 37220.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property, including but not limited to: (a) general or special taxes and assessments required to be paid in the year 2011 and subsequent years for Map-Par. 132-14-0-038 and (b) matters shown on the Plan of record in Plat Book 1835, page 16, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 2nd day of March, 2011.

Ulna Miriam Rogers Fowler

Ulna Miriam Rogers Fowler
By William H. Lassiter, Attorney In Fact

Thomas R. McDonald III

Thomas R. McDonald, III

Lexie Jean Brown Waggener

Lexie Jean Brown Waggener

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this the 2nd day of March, 2011, before me personally appeared **William H. Lassiter, Jr.** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ulna Miriam Rogers Fowler** acknowledged that he executed the same as the free act and deed of Ulna Miriam Rogers Fowler.

Witness my hand, at office, this 2nd day of March, 2011.

Kimberly P. Hurst
Notary Public
My commission expires:

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas R. McDonald, III**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2011.

Kimberly P. Hurst
Notary Public
My commission expires:

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

Witness my hand, at office, this 2nd day of March, 2011.

Kimberly P. Hurst
Notary Public
My commission expires:

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value for this transfer of property, whichever is greater is $344,900.00.

Affiant

Sworn to and subscribed before me
this 3 day of March, 2011.

Notary Public
My Commission Expires:_____

KATE ROS[illegible]HAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014