WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/11 11:38 3 pgs
Fees:18.00 Taxes:529.10
20110329-0024109

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **March, 2011**

Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley A. Rodgers and Katie L. Rodgers	SunTrust Mortgage, Inc.	064160D22800CO
(NAME) 3101 Remington Park Drive	(NAME) 401 Commerce Street Suite 6100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN, 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer S. Chang, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley A. Rodgers and Katie L. Rodgers**, 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:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, 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 Jennifer S. Chang by Warranty Deed from CarMax Auto Superstores, Inc., dated December 15, 2005 and recorded in Instrument No. 20060130-0011480, Register's Office for Davidson County, Tennessee.
GEORGE HONG, HUSBAND OF JENNIFER S. CHANG HEREBY JOINS IN THE CONVYEANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN AND TO THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3101 Remington Park Drive, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this **18th** day of **March, 2011**

Jennifer S Chang by Laurie Harris his Atty in Fact

Jennifer S. Chang

George Hong by Laurie Harris his Atty in Fact

George Hong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Laurie Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer S. Chang, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20110329-0024107, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Jennifer S. Chang, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 18th day of March, 2011.

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
3/18/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Laurie Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George Hong, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20110329-0024108, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of George Hong, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 18th day of March, 2011.

Notary Public

My Commission Expires:
3/18/14

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Dawn D Chase 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.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).