BILL GARRETT, Davidson County
Trans:T20110025731 DEEDWARR
Recvd: 05/02/11 12:48 2 pgs
Fees:13.00 Taxes:3172.75

20110502-0033384

WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30013
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $857,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles DG Warner	Farmington Financial Group	116-15-O
(NAME)	(NAME)	(MAP)
424 Royal Oaks Drive	1912 21st Avenue S.	043.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Nashville, TN 37212	
(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 consideration, the receipt of which is hereby acknowledged, I/we, W. Dyer Rodes II and spouse Martha H. Rodes, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Charles DG Warner and wife, Alison B. Warner, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 10, on the Plan of Resubdivision of Royal Oaks, Section "B", of record in Plat Book 1424, page 89, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to W. Dyer Rodes, II and wife, Martha H. Rodes, by deed dated January 31, 1992, from George E. Mudter, Jr. and wife, Lucianne B. Mudter, of record in Book 8542, page 278, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 424 Royal Oaks Drive, Nashville, Tennessee 37205

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, 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 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 my/our hand(s) this 28th day of April, 2011.

W. Dyer Rodes II

Martha H. Rodes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared W. Dyer Rodes II; Martha H. Rodes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of April, 2011.

Notary Public

My Commission Expires:
11/15/2014

CHERI A. SCHAETZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON