(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110061600 DEEDWARR
Recvd: 10/04/11 09:42 2 pgs
Fees:13.00 Taxes:1480.00
20111004-0076759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAI KEHEW NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 09-24-2013

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred T. Rogers, Jr., et al	New Owner	132-06-0-032.00
(NAME)	(NAME)	
702 S. Howard Ave., Ste 106-160		
(ADDRESS)	(ADDRESS)	
Tampa, FL 33606		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Roddy L. Story, Jr., Trustee of The Roddy L. Story Revocable Pour-Over Trust for Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III, Josh Story and Elizabeth Story**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alfred T. Rogers Jr. a/k/a Alfred Tate Rogers, Jr. and Alfred Tate Rogers, Sr.**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

Being the southerly half of Lot No. 20 on the Revised Plat of parts of Thompson's Glen Leven Subdivision made October, 1934, by W. B. Southgate, Surveyor, and of record in Plan Book 3, page 20, Chancery Court for said County, described as follows:

Beginning on the west right-of-way line of the Nashville and Franklin Interurban Railway at a point 164-1/2 feet south of the southeasterly corner of Lot No. 19-A on said plat; and running thence westerly at right angles and parallel with the line between Lots Nos. 19-A and 20, 351-1/2 feet, more or less, to the westerly line of said Lot No. 20; thence southeasterly 187-1/2 feet, more or less, to a point, said point being the southwesterly corner of said Lot No. 20; thence easterly 262 feet to the west right-of-way line of the Nashville and Franklin Interurban Railway; and thence northerly with the same 164-1/2 feet to the beginning.

Being the same property conveyed to Roddy L. Story and wife, Dorothy Redmon Story, by Warranty Deed from John A. McCampbell and wife, Jane R. McCampbell, dated December 7, 1968, as of record in Book 4297, page 171, Register's Office for Davidson County, Tennessee. The said Dorothy Redmon Story having since died and subject property was vested in Roddy L. Story as surviving tenant by the entirety. The said Roddy L. Story having since died testate, and by his Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-404, said property was devised to Roddy L. Story Revocable Pour-Over Trust for Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III, Josh Story and Elizabeth Story and by Executor's Quitclaim Deed from Roddy L. Story, Jr., Executor of the Estate of Roddy L. Story, dated June 17, 2010, of record in Instrument No. 20100628-0050160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the Plat of record in Plan Book 3, page 20, Chancery Court for Davidson County, Tennessee; Easement for telephone line of record in Book 382, page 531, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4307 Franklin Pike, Nashville, TN 37204

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 30th day of September, 2011.

The Roddy L. Story Revocable Pour-Over Trust for Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III, Josh Story and Elizabeth Story

By: _____
Roddy L. Story, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Roddy L. Story, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trustee of The Roddy L. Story Revocable Pour-Over Trust for Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III, Josh Story and Elizabeth Story, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2011.

_____
Notary Public

My Commission Expires: _____

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013