RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
~~HENDERSONVILLE TN 37075~~

WARRANTY DEED

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

R-VRES-11-1710

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Vicki Dutton
Affiant

Subscribed and sworn to before me, this 2nd DAY OF December, 2011.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

~~THIS INSTRUMENT WAS PREPARED BY~~
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gretchen E. Good	USAA Federal Savings Bank (NAME)	
1710 Ordway Place (ADDRESS)	10750 McDermott Freeway (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	083-10-228.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TYSON ROGERS AND WIFE, LAURA ROGERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GRETCHEN E. GOOD, hereinafter called the Grantee(s), their heirs and assigns, that 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. 293 AND THE EAST 15.0 FEET OF LOT NO. 292 ON THE MAP OF MCEWEN PLACE, OF RECORD IN PLAT BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF SAID LOT FRONT TOGETHER 45.0 FEET ON THE SOUTH SIDE OF ORDWAY AVENUE AND RUN BACK BETWEEN LINES 139.6 FEET ON THE EAST LINE AND 139.3 FEET ON THE WEST LINE TO AN ALLEY IN THE REAR ON WHICH THEY MEASURE 45.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO TYSON ROGERS AND WIFE, LAURA ROGERS BY DEED FROM LUKE MEINERT AND WIFE, BETHANY MEINERT OF RECORD IN INSTRUMENT NUMBER 20060725-0089388, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 24, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 133; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1710 Ordway Place, Nashville, Tennessee 37206
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20110077907 DEEDWARR
Recvd: 12/09/11 09:11 2 pgs
Fees:13.00 Taxes:813.63
20111209-0096076

Witness ~~my~~/our hand(s) this 2nd day of December, 2011.

Tyson Rogers

Laura Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyson Rogers and Laura Rogers, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of December, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903