THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110079281 DEEDWARR
Recvd: 12/15/11 09:14 2 pgs
Fees:13.00 Taxes:978.65
20111215-0097537

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tyson Rogers and Laura Rogers 4301 Brush Hill Road Nashville, TN 37216	new owner	061-04-0-096.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARTHA JANE LAIRD, as TRUSTEE FOR THE MARTHA JANE LAIRD REVOCABLE LIVING TRUST** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **TYSON J. ROGERS and LAURA E. ROGERS**, husband and wife, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 of Block 3, on the Plan of A. J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 1 and 2 fronts 121 feet on the westerly side of Brush Hill Road and run back 190 feet to the easterly margin of Lot No. 1 of the Hayesboro Development Company Hayesboro Subd.(erroneously shown as Haysboro in previous deeds), as of record in Plat Book 1130, Page 47 (erroneously shown as page 46 in previous deeds), Register's Office for Davidson County, Tennessee, measuring 148 feet more or less, thereon.

Being the same property conveyed to Martha Jane Laird, as Trustee for The Martha Jane Laird Revocable Living Trust, by deed from Martha Jane Laird at Instrument No. 20050105-0001963, dated November 11, 2004, and filed on January 5, 2005, said Register's Office.

This is improved property known as **4301 Brush Hill Road, Nashville, Tennessee 37216** .

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **8th** day of **December, 2011**:

Martha Jane Laird, Trustee

MARTHA JANE LAIRD, as Trustee for The
Martha Jane Laird Revocable Living Trust

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARTHA JANE LAIRD**, as Trustee for The Martha Jane Laird Revocable Living Trust, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 8th day of December, 2011:

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $264,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2011:

Notary Public

My Commission Expires: 4.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON