BILL GARRETT, Davidson County
Trans:T20120008805 DEEDWARR
Recvd: 02/06/12 10:35 2 pgs
Fees:13.00 Taxes:345.95
20120206-0010382

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of January, 2012

CHRIS MULE NOTARY PUBLIC AT LARGE My Comm. Expires Feb. 20, 2012 WILLIAMSON COUNTY, TENN.

Notary Public
Commission Expires: 2-20-12

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher B. Rogers 2524 Slaydon Drive Nashville, TN 37207	Tennessee Housing Development Agency 404 James Robertson Parkway Suite 114 Nashville, TN 37243	072-01-0-082.00

WARRANTY DEED

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, I/WE,

Richard Block

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher B. Rogers, a single man

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. 607, Section Six, Shepardwood Subdivision, as shown on plat of record in Plat Book 6900, Page 753 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

BEING the same property conveyed to Richard Block by Warranty Deed from The Bank of New York Mellon Trust Co., N.A., as Trustee for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates, dated 8/22/11 and recorded 9/26/11 in Instrument Number 20110926-0074201, Register's Office for Davidson County, Tennessee.

Prior Chain of Title: Previously conveyed to The Bank of New York Mellon Trust Co., N.A., as Trustee for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2004-HS1, Asset Backed Pass-Through Certificates by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, Successor Trustee, dated 7/12/11 and recorded 8/17/11 in Instrument Number 20110817-0063504; Weissman Nowack Curry & Wilco, PC was appointed as Successor Trustee by Appointment of Successor Trustee dated 1/5/11 and recorded 2/10/11 in Instrument Number 20110210-0011663 (pursuant to the terms of a Deed of Trust executed by Judy Miller of record in Instrument Number 20030520-0068799); previously conveyed to Judy Miller (previously known as Judy Adkerson) by Final Decree of Divorce from Andre Adkerson, a copy of which is of record in Book 10456, Page 147; and previously conveyed Andre R. Adkerson and wife, Judy E. Adkerson by Warranty Deed from Mark A. Tucker and wife, Donna D. Tucker dated 6/17/94 and recorded 6/21/94 in Book 9384, Page 572, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

RB

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2524 Slaydon Drive, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of January, 2012.

Richard Block

Richard Block

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Block** 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 at Nashville, Tennessee this 27th day of January, 2012.

Notary Public
My Commission Expires:

CHRIS MULE
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

(Notary Seal)