

WARRANTY DEED

BROWN-H12011

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Carmen Coate
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF February, 2012.

(Affix Seal)

Notary Public

My Commission Expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Terry H. Brown, an unmarried man	SWBC Mortgage Corporation	052.02-0-219.00
932 Idlewild Drive	9311 San Pedro Ave, Suite 100	
Madison, TN 37115	San Antonio, TX 78216	

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, DAVID E. ROGERS, married AND RONNIE F. ROGERS, unmarried hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TERRY H. BROWN, an unmarried man 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:

A Tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of Tract No. 4 on the Plan of a Subdivision of the H.B. Chadwell Tract, as of record in Book 421, page 61, Register's Office Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the center line of Idlewild Avenue, at the northwest corner of the property conveyed to Ernest Belcher and wife, by deed from George P. Howell, et al, of record in Book 1908, page 514, said Register's Office; thence eastwardly, with said Belcher's northerly line, 200 feet to a point in the Westerly line of Lot 5 on said plan; thence with the line between Lots 4 and 5, northwardly 199 feet to a point in the southerly line of property conveyed to M.P. Rice Realty Company, by deed from J. L. Waggoner and wife, of record in Book 2083, page 375, said Register's Office; thence with said Rice Realty Company's southerly line, westwardly 200 feet to a point in the center line of Idlewild Avenue; thence with the center line of the same, southwardly 199 feet to the beginning.

Being the same property conveyed to David E. Rogers and Ronnie F. Rogers by Deed from Eva R. Shemwell, unmarried, and Evelyn Rogers, unmarried, of record on August 1, 2002, in record Instrument 20020801-0092405, said Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 932 Idlewild Drive, Madison, Tennessee 37115.

This conveyance is subject to all restrictions, easements and planning documents of record and current years taxes and subsequent years, a lien not yet due and payable.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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:T20120011841 DEEDWARR
Recvd: 02/16/12 15:49 2 pgs
Fees:13.00 Taxes:407.00
20120216-0013887

Witness my/our hand(s) this 15th day of February, 2012 :

David E. Rogers by Ronnie F. Rogers — Ronnie F. Rogers

David E. Rogers by Ronnie F. Rogers, POA — Ronnie F. Rogers

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams a Notary Public in and for said County and State, the within named RONNIE F. ROGERS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 15th day of February, 2012.

Notary Public

My Commission Expires: 8/21/2012

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ronnie F. Rogers, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David E. Rogers, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said David E. Rogers for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 15th day of February, 2012.

Notary Public

My Commission Expires:

8/21/2012

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN