BILL GARRETT, Davidson County
Trans:T20120014103 DEEDWARR
Recvd: 02/27/12 13:51 2 pgs
Fees:13.00 Taxes:795.50
20120227-0016789

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this ~~27th~~ 17TH day of ~~January~~ FEB, 2012.

Notary Public

My commission expires: 7.25.12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles N. Sturdivant **Deborah Sturdivant**	XXXXXXXXX XXXXXXXXX Bank of America	**Map\Parcel: 083-09-0-374.00**
5120 Pine Hill Road XXXXXXXXXXXXXXX	P.O. Box 650070	
Nashville, TN XXXXX 37221	Dallas, TX 75265-0070	

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 ACKNOWLEDGE, WE,

Edwin M. Rodgers, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles N. Sturdivant and Deborah Sturdivant

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. 44 in the Subdivision of A.V.S. Lindsley 29 acre tract, as of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Edwin M. Rodgers by Warranty Deed from James Francis Purcell and Matthew Shawn Purcell and Martha Shannon Purcell, dated November 9, 2006, of record in Instrument No. 20061113-0140610, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 57, Page 66, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1400 Forrest Avenue, Nashville, TN 37206.

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 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 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/our hand(s) this 27th day of January, 2012.

Edwin M. Rodgers by: J. Carlton Drumwright Attorney in Fact
Edwin M. Rodgers
By: J. Carlton Drumwright, Attorney-in-Fact

*Nina Marie Rodgers, spouse of Edwin M. Rodgers, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Nina Marie Rodgers by: J. Carlton Drumwright Attorney in Fact
Nina Marie Rodgers
By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Edwin M. Rodgers and wife, Nina Marie Rodgers, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Edwin M. Rodgers and wife, Nina Marie Rodgers and is authorized by Edwin M. Rodgers and wife, Nina Marie Rodgers to execute this instrument on his/her behalf.

Witness my hand, at office, this 27th day of January, 2012.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **120002CD**
~~**RECORD & RETURN TO:**~~
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483