THIS INSTRUMENT PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20120014255 DEEDWARRSP
Recvd: 02/28/12 08:24 2 pgs
Fees:13.00 Taxes:157.25
20120228-0016959

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
MARIA E LOPEZ 108 DOVER COURT HENDERSONVILLE, TN 37075	SAME	05011011500

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, **Gleason R. Rogers**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Maria E Lopez, married and Luis Andres Lopez, unmarried**, hereinafter called the Grantees, **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. 88 ON THE PLAN OF TIMBERWOOD ESTATES, SECTION ONE, AS OF RECORD IN BOOK 6250, PAGE 441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 88 FRONTS 70.00 FEET ON THE WESTERLY MARGIN OF CHESAPEAKE DRIVE, ALSO KNOWN AS EAGLEWOOD LANE, AND RUNS BACK 126.93 FEET ON THE NORTHERLY LINE AND 217.35 FEET ON THE SOUTHERLY LINE TO A LINE IN THE REAR WHICH MEASURES 117.85 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GLEASON R ROGERS FROM ROBERT S. SCHOLZ & LINDA SPAULDING BY DECREE FOR REDEMPTION DATED 09/16/2011, AND RECORDED 02/08/2012 IN INSTRUMENT NO. 20120208-0011360, SAID REGISTER'S OFFICE.

This is improved property known as: 3317 EAGLEWOOD LANE, NASHVILLE, TENESSEE 37207

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTORS make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment. This deed was prepared without benefit of a survey and the description herein is taken from the previous conveyance deed.

Whenever 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 our hands this 24TH day of FEBRUARY, 2012.

GLEASON R ROGERS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLEASON R ROGERS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that their executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 24TH day of FEBRUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/14

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

Affiant

Subscribed and sworn to before me this 24TH day of FEBRUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/14

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY