BILL GARRETT, Davidson County
Trans:T20120028213 DEEDWARR
Recvd: 04/18/12 13:27 2 pgs
Fees:13.00 Taxes:562.40
20120418-0033156

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Ryan James Thompson
3727 Nevada Ave.
Nashville, TN 37209

SEND TAX BILL TO:
USAA Federal Savings Bank
9800 Fredricksburg Rd,\.
San Antonio, TX 78288

MAP 092-13-482.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Renee B. Leymon and Justin W. Rogers,** has this day bargained and sold, and does hereby transfer and convey unto **Ryan James Thompson, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Rogers Subdivision, as of record in Instrument 200604190045064, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Renee B. Leymon, an unmarried woman and Justin W. Rogers, a married man, as joint tenants with the rights of survivorship by deed from Matthew H. Nichols, an unmarried man of record in Instrument 200601230008386, Register's Office for Davidson County, Tennessee, dated January 20, 2006. And being part of the same property conveyed to Matthew H. Nichols, unmarried by deed rom Christa Lee Cruikeshank and Stephanie Ann Wagner of record in Instrument 200006260063372, Register's Office for Davidson County, Tennessee, dated June 23, 2000.

This is improved property known as: **3727 Nevada Ave., Nashville, Tennessee 37209**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 200604190045064, and encumbrances as may be shown of record in the office of the Register of Deeds where the

real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 9th day of April, 2012

Renee B Leymon by Justin W. Rogers her attorney in fact

Renee B. Leymon by Justin W. Rogers as attorney in fact, recorded in Register's Office of Davidson County, TN.

Justin W. Rogers

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin W. 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 in behalf of Renee B. Leymon and acknowledged that he executed the same as the free act and deed of the said Renee B. Leymon. WITNESS my hand and official seals at office this 9th day of April, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Justin W. Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of April, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson
The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of April, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: _____